



## Planning Applications Committee

Report by  
Executive Director of Neighbourhoods, Regeneration  
and Sustainability

Contact: Jordan Howard Phone: 0141 287 1160

### Item 1

6th August 2024

**Application Type** Full Planning Permission

**Recommendation** **Granted Subject to Conditions and S75**

|                          |  |                          |  |
|--------------------------|--|--------------------------|--|
| <b>Application</b>       | <a href="#">23/01047/FUL</a>   | <b>Date Valid</b>        | 02.06.2023   |
| <b>Site Address</b>      | 21-24 Queen Street<br>Glasgow  |                          |  |
| <b>Proposal</b>          | Partial demolition of buildings, retention of principal facade, erection of (PBSA) student accommodation and one commercial unit (Class 1A) with associated works. |                          |  |
| <b>Applicant</b>         | CARRICK Prop. LTD and CA<br>QN STREET (GLASGOW)<br>Prop. OWNER   | <b>Agent</b>             | Hugh Shepherd<br>Scott Hobbs Planning<br>24a Stafford Street<br>Edinburgh<br>EH3 7BD |
| <b>Ward No(s)</b>        | 10, Anderston/City/Yorkhill  | <b>Community Council</b> | 02_120, Merchant City & Trongate   |
| <b>Conservation Area</b> | Central Conservation Area  | <b>Listed</b>            | N/A  |
| <b>Advert Type</b>       | Affecting a Conservation Area/Listed Building<br><br>Bad Neighbour Development   | <b>Published</b>         | 16 June 2023   |

**City Plan**

### Representations/Consultations

#### Representations

Two representations were received – both objections.

The Architectural Heritage Society Scotland

- Objection to the scale and massing.
- 13 stories is in excess of the neighbouring buildings, in particular Guild Hall (north) despite the setback it would overshadow and dominate this listed building.

**Response:** extensive townscape analysis has been received in support of the application, including additional views requested by the Planning Authority, as well as a Daylight and Sunlight Report. These satisfactorily demonstrate that the scale and massing of the proposal is appropriate for the site and the wider setting and that views of, and impacts on, the adjacent listed building are minimal. Further assessment in relation to this is undertaken in the report below.

Business at 19 Queen Street

- Seeking confirmation that the security gate adjoining the building being demolished will be re-attached and if suitable security for nearby buildings during the construction has been considered.

**Response:** the agent was asked for a response to this representation: *“Regarding lane to the south, I have raised this with the applicant and no concern with retaining access to other premises via this lane, as necessary, throughout construction have been raised.”* These comments have been passed on the representee though no response has been received. The original representation states *‘If we could be assured of continuity of safety and security of our employees and trading traffic we would support the works.’*

## **Consultations**

### NRS Public Health – Contaminated Land

No objection. Recommended conditions provided.

### NRS Flood Risk Management

No objection. The applicants appointed consultant, Etive Consulting Engineers, created a Flood Risk Assessment and Drainage Impact Assessment which was submitted with the application. Additional information was requested and approved by NRS Flood Risk Management who have provided pre-commencement conditions that they think are sufficient to control this aspect of the development.

### NRS Transport Planning

No objection. A detailed response was received with comments on the proposed layout. Doors are to open inwards only, requiring a minor design change.

### NRS CDP 5/SG 5 Resource Management

No objection. The applicants appointed consultant, Claford Seaden, provided the Statement of Energy as necessary. L.C.D Consulting provided a Whole Life Carbon Assessment – Circular Economy Report and Operational Waste Management Strategy

### Scottish Environmental Protection Agency

No objection. SEPA deferred to the determination of GCC Flood Risk *‘We consider water quantity aspects of surface water flooding to be under the remit of local authorities. The Flood Management Team or Roads / Engineering Team at the local authority is likely to have greater local knowledge of the site and therefore, may be better placed to provide more detailed advice on this aspect.’*

### Strathclyde Partnership for Transport

No objection. No comment to provide.

### Airport Safeguarding

No objection – subject to proposed conditions regarding a Bird Hazard Management Plan and the use of cranes, providing direction to policy documents on the matter - British Standard Code of Practice for the safe use of Cranes.

### Scottish Water

No objection

### Network Rail

No objection

### Historic Environment Scotland

No objection. HES were involved in the pre-application discussions and influenced the development of the proposals. HES welcome the façade retention proposal and the height reduction.

### Scottish Natural Heritage

No consultation necessary

NRS Heritage and NRS City Design were included in pre-application discussions and meetings with the applicant/agent.

Scottish Power Energy Networks  
Scottish Power – Glasgow District  
Local Community Council

Under the Terms of National Planning Framework 4 (National Developments – 13 Clyde Mission), the application requires to be determined by the Planning Applications Committee.

## Site and Description

### Site

The site is within Ward 10 'Anderston/City/Yorkhill' and is in the Central Conservation Area.

The site is approximately 0.086 hectares, located on the west side of Queen Street, bound by Prince Court to the north, to the south is an unnamed pedestrian lane.

The site is occupied by two buildings at present, one facing Queen Street and one to the rear.

The building on Queen Street is four stories with ground floor retail uses. It was built in the early 1830s and is a typical mid-19th century tenement warehouse structure. In recent years the building has been occupied as a nightclub, however the nightclub owners went into liquidation and the upper floors have been vacant since 2010. The ground floor was let for a period in 2017, but the building has remained largely vacant in recent years and has fallen into a state of disrepair.

No 21 Former shop unit arranged over ground / basement level.

Nos 23-5 Former nightclub arranged over first, second, third / attic floors with ground floor access from Queen Street.

No 25 Former bar/restaurant unit arranged over ground and basement floors.

No 33 Former shop unit arranged over ground and basement levels.

Nos 35-41 Former bar/restaurant unit arranged over ground and basement floors Internally, there are almost no features dating to the original construction.

These addresses constitute the whole of this building.

To the north of the site is a Category B listed building, Guildhall, a 7-storey baroque office block finished in red sandstone to the Queen Street elevation.

Behind the site, to the west is empty warehouse buildings.

To the south is a row of retail units, the upper floors appear vacant.

The surrounding area is of mixed character, with building heights ranging from 3 to 14 stories across a mix of ages, architectural styles and materials.

Queen Street is primarily a retail street, as is Argyle Street which runs perpendicular to the south of the site, though there are various offices, restaurants and bars in the immediate area.

### Planning History

The application site has the following planning history;

There have been various minor planning applications submitted for the site and various planning units therein.

#### 21 Queen Street

- Multiple signage applications.
- 13/00179/DC Use of shop as betting office with associated external alterations comprising installation of new shopfront, satellite dishes, ventilation outlets and air condition units. Refuse – 12.03.2013 • Appealed – Dismissed

#### Storeys 1-3 25 Queen Street

- Various applications between 2001 -2005 including signage, fabric alterations and floodlighting.

#### 21 - 35 Queen Street

- 17/00639/DC - Partial demolition of building in a Conservation Area #WITHDRAWN# 19.10.2017
- 17/00651/DC - Use of building comprising nightclub (Class 11), public house (Sui Generis) and restaurant (Class 3) as retail (Class 1) at basement and ground and offices (Class 4) at upper floors and associated external alterations. Grant Subject to Condition(s) 23.08.2019.

### 31 Queen Street

- Various applications for lighting and signage. Two applications in 1990 for Use of health and fitness club as amusement arcade. Both refused.
- Approval of new shop front in March 1994.
- 96/00112/DC - Use of amusement arcade as cafe/bar (public house licence) and erection of rear extract flue. Grant Subject to Condition(s) 06.03.1996
- 13/00349/DC - Use of public house and nightclub as nightclub (hours of operation 1100 hours to 0300 hours seven days per week) Grant Subject to Condition(s) 30.05.2013

### 35 Queen Street

- 15/02995/DC - Use of public footpath as external seating area associated with adjacent public house. Refuse 11.04.2016. Site Unidentified by Records
- 94/02267/DC - Use of first, second and part third floor premises as dance hall with ancillary bar and function room with ancillary bar (all covered by entertainments licence) Decided - Grant Subject to Condition(s) 05.10.1994.

### Associated applications

Partial demolition of buildings, retention of principal facade, erection of (PBSA) student accommodation and one commercial unit (Class 1A) with associated works.

Ref. No: **23/01047/FUL** | Status: Pending - Consideration

Substantial demolition in a conservation area.

Ref. No: **23/01048/CON** | Status: Pending - Consideration

### **Pre-Application Process**

**22/01767/PRE** was received on 4<sup>th</sup> July 2023 a decision with feedback was issued on 05.04.2023

#### Meeting 1 – On Site – Thursday 18<sup>th</sup> August 2022

Concerns were raised by both GCC and HES regarding the complete demolition of 21-41 Queen St.

#### Meeting 2 – Montagu Evans Office – Monday 19<sup>th</sup> December 2022

The following points were discussed

- Use of site as purpose built student accommodation (PBSA)
- Façade Retention
- Amenity
- Bedroom Mix – proposed as all single studio rooms.
- Southern Elevation – should be treated as a principle elevation due to its prominence.
- Over-dominance – the proposed scale and massing would impact on the nearby Guildhall and wider Conservation Area.

#### Meeting 3 – Microsoft Teams - Wednesday 1<sup>st</sup> March 2023

- The holistic masterplan approach is welcomed – although agreed that it is only an idea and may never come to fruition (due to ownerships etc) – however this approach is welcomed.
- Southern Elevation blank gable and boundary distances – this requires a rethink
- Western Elevation blank gable and boundary distances – this requires a rethink
- Overall massing and scale – concerns still exist that the proposed development in its current form will be over dominant in the street scene and have a detrimental impact on the adjacent A Listed building.
- Potential with the adjustments of the above that the development will be required to lose further Units

#### Meeting 4 – GCC Offices – 30<sup>th</sup> March 2023

- Activation to the west (rear) elevation particularly at higher levels. Potential further activation required from levels 10/11 – 13, with element to be removed, external amenity to be provided (potentially) and activation of these newly exposed elevations.
- The proposed lattice structure to be elegant and refined. A specialist base study will be required. – utilising tones will again support the prominence of the Guild Hall.

As the proposals represent a National application, a Pre-Application Consultation (PAC) Report has been submitted, which shows the statutory requirements for community consultation have been met. It summarises the consultation undertaken, the pre-application feedback received and the applicant's response.

## Surrounding Context

The immediately surrounding context has a broad mix of architectural form and heights. Guid Hall to the north is a Category B listed red sandstone building with ornate detail, though this building is also a façade retention and has an altered roof profile. To the south is a three-storey 1980s building turning the corner to Argyle Street.

The rest of Queen Street is characterised by a mix of aesthetics. Sandstone buildings are prominent however a variety of external finishes are visible which could permit some exploration of character and material on this site, providing it is of suitable quality for the Conservation Area setting.

## Existing Building

The existing building on the site is a 4-storey building with a classic Georgian design. The original roof and interior have been removed; the exterior is the only substantial remaining part of the building. Designed around 1830 this has regularity and order. The roof is largely concealed from view and the gables were concealed by abutting buildings though are now open to narrow lanes.

Most recently the building has been occupied as a nightclub, however the nightclub owners went into liquidation and the upper floors have been vacant since 2010. The ground floor was let for a period in 2017, but the building has remained largely vacant in recent years and has fallen into a state of disrepair.

Internally, there are almost no features dating to the original construction. Alterations for the nightclub removed all the non-structural internal walls, and new steelwork and dividing walls were inserted. There are signs of structural movement in the front elevation, with several window sills and lintels visibly subsiding. There is plant growth in areas where water gathers, including the eaves stringcourses. The impermeable paint on the original masonry finish is peeling in places where trapped water has broken through, revealing a crumbling sandstone façade beneath.

## Application Proposals

The proposal includes the retention of the front façade of the existing building at 21-41 Queen Street. Behind the front elevation, the rest of the building is removed including the roof and side walls/gables.

Above this, two distinct additional sections of building are visible, a 6 storey section stepped back 2.1m from the front of the existing building and stepped in to each side by 2.8m. The top of this section of the building, at 9 stories, lines up with the datum Guildhall to the north.

Above this, an additional 4 stories which is set back 4.2m from the front, and 1m from the south side, from the section below. To the north this aligns with the side wall of the existing building.

This tiered approach with step backs creates three distinct sections of the building.

The total building would be 14 stories, including ground, plus a small section of plant above this. 195 student beds are proposed, the only other use other than associated amenities/facilities is one ground floor retail unit to the north. This is described as Class 1A.

The proposals would deliver 92% studios and 8% cluster flat accommodation.

The building would front onto Queen Street, with Prince Court to the north and an unnamed path to the south.

## Amenity

Total Beds - 195

Total Amenity Provision = 996m<sup>2</sup>

Amenity per bed - 5.1m<sup>2</sup>

Communal amenity spaces are provided at Ground, 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 10<sup>th</sup>, 13<sup>th</sup> floors.

249.8m<sup>2</sup> is external, provided in 3 separate locations – ground floor courtyard, a 10<sup>th</sup> floor, full width east facing terrace and a 13<sup>th</sup> floor west southwest facing terrace. These vary from 29.9m<sup>2</sup> to 111.4m<sup>2</sup>

746.2m<sup>2</sup> is internal, provided in 10 separate locations – these include a cinema room, a breakfast bar/coffee station, gymnasium, games lounge, dining room and study area. These vary from 16.3m<sup>2</sup> to 141.5m<sup>2</sup>.

Novel have embraced Biophilia (“love of life”) and biophilic design within their developments. This is an architectural and interior design style which incorporates and mimics nature. It’s based on the idea that humans have an innate affiliation with nature, due to our evolutionary history.

Ground floor courtyard: With a direct connection from the merchant lane north of the site boundary, this space will provide a gated threshold to the development with access to cycle storage and key exterior amenity space for residents. This space will feature a planting palette that responds to projected shaded areas on the ground floor (see daylight analysis), and integrate rain gardens within permeable paving that responds to the historic merchant alley accessed from this point. A dense planting bed will create a rich border planting that provides a green entrance into this space. Furniture here will be limited to movable, stackable pieces that allow for dynamic use of the relatively small space, and lighting will provide critical, safe day/night access.

10th floor terrace: An easterly terrace will provide skyline views to the north, south, and east. A boundary of edge planters will provide defensible space and key greening, featuring a dense planting of ornamental, evergreen grasses. Furniture here be limited to allow circulation within the approximately 4m width of space. On the terraces, large format, permeable paving blocks will compliment contemporary architectural finishes. Alongside the perimeter planting, feature trees will be introduced to create an elevated garden that is visible from street level within the heart of this dense urban district.

13th floor terrace: Panoramic views of Glasgow's skyline will define the uppermost westerly roof terrace offering a spectacular outlook over the city. Once again, boundary edge planters are introduced to provide greenery and activation. This terrace will be accessed from the internal amenity space.

## **Materials**

In terms of materials, the original building, which is painted stone, is to be cleaned and repaired as necessary. The sections above this would be PPC aluminium cladding with recessed joints, extruded PPC aluminium cladding profiles and profiled PPC aluminium cladding panels in light tones to reflect the character of the stonework. The setback at level 04 has a sedum roof.

## **Height and Visibility**

The initial design proposal was 17 stories, this has been reduced to 13 (plus one level of plant). Additional townscape and visibility analysis were requested and provided to demonstrate thoroughly the level of impact this proposal will have on the setting and from where. Using Vu.City, an increasingly popular tool that is becoming an industry standard, ZTV analysis (Zone of Theoretical Visibility). Queen street is a relatively narrow and high sided street for Glasgow City Centre and this helps to conceal the proposed building from view. Views from beyond the immediate setting are limited by existing built form. Beyond Queen Street and Argyle Street, visibility of the building is primarily limited to East of St Enoch Centre (Stockwell Street) East of Buchanan Galleries (North Hanover Street) and City of Glasgow College (Cathedral Street)

## **Adaptability**

The proposals are being designed to reconcile the requirements of façade retention but also future adaptability of the layouts. A concrete structural frame is proposed, incorporating a two core layout. Whilst the cores will always be fixed to provide the necessary escape from a building over 18m, the remainder of the layout could be reconfigured as required in the future with the columns providing the option of a fully open plan layout if desired. Alternatively the non load bearing partitions can be repositioned in any format. Given the preference towards re-using buildings, particularly when in a conservation area, this approach affords the current and future owners the maximum opportunity for refurbishment, re-fitting, to meet the needs of an alternative use.

## **Specified Matters**

Schedule 2 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in the Committee Report. The remainder of the information and a response to each of the points to be addressed, consist of the following;

### **A. Summary of the main issues raised where the following were submitted or carried out**

- i. An Environmental Statement.

Under the EIA regulations the proposal does not constitute a Schedule 1 development. Schedule 2 of the Regulations lists those schemes with applicable thresholds and criteria

for which an Environmental Impact Assessment may be required. Under the heading of Infrastructure Projects, 'urban development projects' may require EIA if the site area of the scheme is more than 0.5 hectares.

The proposals do not represent EIA development.

- ii. An appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994.

The site is not affected by any statutory environmental designations.

- iii. A Design Statement or a Design and Access Statement.

Issues relating to design and access have been addressed by the applicant in a Design and Access Statement submitted as part of the application.

- iv. Any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk flooding)

The following reports were submitted in support of the proposals;

Planning Statement

Statement of Student Need (Inc. Capacity Analysis)

Pre-application Consultation Report

Design and Access Statement (Inc. Landscape, Waste Management Plan, Building Adaptability and Amenity Breakdown)

Heritage Assessment

Economic Viability Assessment

Townscape and Visual Impact Assessment (TVIA)

Structural Report

Noise Impact Assessment

Air Quality Impact Assessment

Transport Statement

Flood Risk and Drainage Strategy

Sunlight and Daylight Assessment

Preliminary Ecological Assessment

Draft Construction Management Plan

Statement of Energy and Whole Life Carbon Assessment

Fire Engineering Assessment

CG Visualisations

## **B. Summary of the terms of any Section 75 Planning Agreement**

A Section 75 agreement will be required to capture;

- Management of student accommodation

## **C. Details of directions by Scottish Ministers under Regulation 30, 31, 32 or 33 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations or under regulation 5(11) or 45 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, details of such direction in respect of that decision.**

With regard to the development management regulations, these enable Scottish Ministers to give directions:

- i requiring a planning authority to consult with such authorities, persons or bodies as are specified in the direction before granting or refusing an application (Regulation 30)

Not applicable.

- ii requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)

Not applicable.

- iii restricting the grant of planning permission (Regulation 32)

Not applicable.

- iv. (a) requiring the Council to consider imposing a condition specified by Scottish Ministers.  
Not applicable.
- (b) requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has given consideration to the condition and that it will either be imposed or need not be imposed.  
Not applicable.

In terms of the EIA regulations, The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 are now in force with the effect that Regulation 5(11) and 45 referred to above are now superseded by Regulation 7(5) and 50 respectively. These regulations allow for Scottish ministers to direct that;

- i. a particular development of a description mentioned in Column 1 of the table in Schedule 2 is EIA development in spite of the fact that none of the conditions contained in sub paragraphs (a) and (b) of the definition of “Schedule 2 development” in regulation 2(1) is satisfied in relation to that development Regulation 7(5).  
The Council is satisfied that the proposals in this instance do not represent EIA development.
- ii development which is both of a description set out in Column 1 of the table in schedule 2, and of a class described in the direction, is EIA development for the purposes of these Regulations (Regulation 50).  
Not applicable.

## Policies

### National Planning Framework 4

NPF 4 is the national spatial strategy for Scotland and was adopted on 13<sup>th</sup> February 2023. It sets out spatial principles, regional priorities, national developments and national planning policy for Scotland. Due to the scale, nature and location of the proposals, the following policies are considered relevant:

#### Part 1 – A National Spatial Strategy for Scotland 2045 – National Developments

NPF4 has six national developments which support the delivery of productive places, including Clyde Mission which endeavours to bring together substantial public and private investment to remediate and regenerate brownfield land along the River Clyde for economic, social and environmental uses.

#### Part 2 – National Planning Policy

|                  |  |
|------------------|--|
| <b>Policy 1</b>  | Tackling the Climate and Nature Crises                   |
| <b>Policy 2</b>  | Climate Mitigation and Adaptation                        |
| <b>Policy 3</b>  | Biodiversity   |
| <b>Policy 7</b>  | Historic Assets and Places                               |
| <b>Policy 9</b>  | Brownfield, Vacant and Derelict Land and Empty Buildings |
| <b>Policy 12</b> | Zero Waste   |
| <b>Policy 13</b> | Sustainable transport                                    |
| <b>Policy 14</b> | Design, Quality and Place                                |
| <b>Policy 15</b> | Local Living and 20 Minute Neighbourhoods                |
| <b>Policy 16</b> | Quality homes  |
| <b>Policy 22</b> | Flood Risk and Water Management                          |
| <b>Policy 23</b> | Health and Safety  |
| <b>Policy 25</b> | Community Wealth Building                                |
| <b>Policy 27</b> | City, Town, Local and Commercial Centres                 |
| <b>Policy 28</b> | Retail   |

### Glasgow City Development Plan

The Glasgow City Development Plan (CDP) was adopted on 29 March 2017. The City Development Plan contains two overarching policies: CDP 1 The Placemaking Principle and CDP 2 Sustainable Spatial Strategy, which must be considered in relation to all development proposals. Other policies and associated supplementary guidance provide more details on specific land uses or environments which



contribute to meeting the requirements of the overarching policies.

|               |                                 |
|---------------|---------------------------------|
| <b>CDP 1</b>  | The Placemaking Principle       |
| <b>CDP 2</b>  | Sustainable Spatial Development |
| <b>CDP 3</b>  | Economic Development            |
| <b>CDP 4</b>  | Network of Centres              |
| <b>CDP 5</b>  | Resource Management             |
| <b>CDP 6</b>  | Green Belt and Green Network    |
| <b>CDP 7</b>  | Natural Environment             |
| <b>CDP 8</b>  | Water Environment               |
| <b>CDP 9</b>  | Historic Environment            |
| <b>CDP 10</b> | Meeting Housing Needs           |
| <b>CDP 11</b> | Sustainable Transport           |
| <b>CDP 12</b> | Delivering Development          |

|               |                              |
|---------------|------------------------------|
| <b>SG 1</b>   | Placemaking                  |
| <b>SG 2</b>   | Sustainable Spatial Strategy |
| <b>IPG 3</b>  | Economic Development         |
| <b>SG 4</b>   | Network of Centres           |
| <b>SG 5</b>   | Resource Management          |
| <b>IPG 6</b>  | Green Belt and Green Network |
| <b>SG 7</b>   | Natural Environment          |
| <b>SG 8</b>   | Water Environment            |
| <b>SG 9</b>   | Historic Environment         |
| <b>SG 10</b>  | Meeting Housing Needs        |
| <b>SG 11</b>  | Sustainable Transport        |
| <b>IPG 12</b> | Delivering Development       |

## Assessment and Conclusions

Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 require that where an application is made under the Planning Act, the determination shall be made in accordance with the Development Plan unless material considerations indicate otherwise. In dealing with an application, the Planning Authority shall have regard to the provisions of the Development Plan so far as material to the application and to any other considerations.

Section 59 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997, requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 64 of the same act requires, with respect to any building or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The principal Planning issues to be addressed with respect to this application are considered to be:

- a) Whether the proposal accords with the relevant provisions of the Development Plan;
- b) Whether the proposal is appropriate having regard to the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act with respect to the proposed development and its impact on listed buildings and the character and appearance of the Central Conservation Area;
- c) Whether any other material considerations, such as consultations or representations, have been addressed satisfactorily in the assessment of this proposal.

In respect of (a), the Development Plan comprises NPF4 adopted on the 13th of February and the Glasgow City Development Plan adopted on the 29th March 2017.

### National Planning Framework 4 – Part 1 – National Developments

NPF4 acknowledges that across the Clyde Mission area, significant land assets are under-utilised, and longstanding inequality, in relation to poor environment and health outcomes require to be tackled as a national priority. Its overriding objectives are to revitalise this major waterfront asset to support the delivery of the spatial strategy by attracting investment and reuse of brownfield land where there is a particular need to improve quality of place, generate employment and support disadvantaged communities. It will also support adaptation to climate risks.

**Comment:** The application site lies within the Clyde Mission area. The proposed development would represent an important contribution towards the aims of Clyde Mission by redeveloping and expanding the capacity of a partially long-term vacant building as a redevelopment opportunity for façade retention and new build that would benefit the city centre by attracting investment, increasing the residential population, creating employment through the construction process and within the operation of the new development.

#### **National Planning Framework 4 – Part 2 – National Planning Policy**

Considering NPF4, the relevant policies are outlined below.

**Policy 1 Tackling the Climate and Nature Crises** is an overarching policy which encourages, promotes and facilitates development that addresses the global climate emergency and nature crises. When considering all development proposals, significant weight will be given to the global climate and nature crises.

**Policy 2 Climate Mitigation and Adaptation** is another overarching policy which encourages, promotes and facilitates development that minimises emissions and adapts to the current and future impacts of climate change. Developments should be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible and be designed to adapt to current and future risks from climate change.

#### **Comment:**

The proposal has been developed to ensure energy efficiency and reduction and is targeting BREEAM “Very Good” standard to ensure carbon dioxide emissions reduction targets will be met. Construction materials will be sourced, where possible, to support circular economy principles and support sustainable construction.

Details of the flexibility of the building layout have been provided to demonstrate how the building can be adapted for alternative uses should the proposed use as student accommodation become unviable or undesirable.

The Design and Access Statement sets out various points on the sustainability credentials of the proposals and efforts to minimise the environmental impact of the building:

- Locally and ethically sourced materials are to be used wherever possible.
- As dictated in the BREEAM process, reference will be made to the ‘Green Guide to Specification’ when selecting materials to ensure optimal performance through life cycle assessment.
- The use of thermal insulation that is above and beyond the requirements of the regulations provides a more efficient building and reduces utility consumption and cost.
- High performance, thermally broken windows will provide longevity and sustainability without the introduction of harmful chemicals, such as those found in PVC.
- Strict adherence to the avoidance of Non-Toxic Paints and Finishes.
- The use of AAA rated Energy Efficient Equipment and Appliances is proposed throughout.
- Low flow water fittings shall be fitted as standard.
- Rainwater harvesting utilised for WC’s to minimise potable water wastage and the sites surface water runoff.

The application has been accompanied by an Energy Statement, which details an energy strategy for the site that implements a passive first approach by targeting the thermal performance of the building fabric and controlling air tightness. Air source heat pumps ASHPs will generate low carbon domestic hot water to the student accommodation and amenity areas. The hot water is generated centrally within the plant room in calorifiers and then distributed around the building. There will also be an array of 42 solar PV panels on the available rooftop space. The building will not use fossil fuels.

Heat recovery technology has also been applied to the buildings mechanical ventilation strategy which further reduces the buildings heating and cooling energy demands with LED lighting and smart controls reducing lighting energy consumptions.

The proposals aim to re-use and repurpose part of the existing building. A Whole Life Carbon Assessment has been submitted which details the materials which are suitable for reuse with minimal reprocessing. This also identifies materials with the lowest forms of embodied emissions, such as recycled and natural construction materials.

**Policy 3 Biodiversity** intends to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks. Major developments will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity. To inform this,

best practice assessment methods should be used. Proposals within these categories will demonstrate how they have met all of the following criteria:

- i) the proposal is based on an understanding of the existing characteristics of the site and its local, regional and national ecological context prior to development, including the presence of any irreplaceable habitats;
- ii) wherever feasible, nature-based solutions have been integrated and made best use of;
- iii) an assessment of potential negative effects which should be fully mitigated in line with the mitigation hierarchy prior to identifying enhancements;
- iv) significant biodiversity enhancements are provided, in addition to any proposed mitigation. This should include nature networks, linking to and strengthening habitat connectivity within and beyond the development, secured within a reasonable timescale and with reasonable certainty. Management arrangements for their long-term retention and monitoring should be included, wherever appropriate; and
- v) local community benefits of the biodiversity and/or nature networks have been considered.

**Comment:** The existing vacant building has little ecological value and it is not considered that its loss would impact negatively upon biodiversity. The proposal incorporates external terraces which could include a range of planting to enhance the biodiversity of the development.

An appropriate condition has been suggested to ensure biodiversity gains are implemented.

**Policy 7 Historic Assets and Places** aims to protect and enhance the historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places. Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the architectural and historic character of the area; existing density, built form and layout; context and siting; quality of design and suitable materials.

Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting are retained.

Demolition of buildings in a conservation area which make a positive contribution to its character will only be supported where it has been demonstrated that:

- i) reasonable efforts have been made to retain, repair and reuse the building;
- ii) the building is of little townscape value;
- iii) the structural condition of the building prevents its retention at a reasonable cost; or
- iv) the form or location of the building makes its reuse extremely difficult.

Where demolition within a conservation area is to be followed by redevelopment, consent to demolish will only be supported when an acceptable design, layout and materials are being used for the replacement development.

**Comment:** HES were included in the development discussions from pre-application stage, including the first site visit. The initial proposal included complete demolition which was not supported and the plans were revised to include a façade retention of the full Queen Street frontage of the building. HES welcome this approach, as well as the reduced height of the new build element.

The existing building has not been suitably maintained and is visible signs of deterioration. The masonry frontage has been painted for many years though has eroded down to the stone in several places and vegetation is visible. The proposal includes stripping of the paint and restoration works to the masonry as necessary. The impact of the proposed development upon the historic environment is considered further within the report below.

**Policy 9 Brownfield, Vacant and Derelict Land and Empty Buildings** seeks to encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, reducing the need for greenfield development. Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings will be supported. Development proposals for the reuse of existing buildings will be supported. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.

**Comment:** It has been concluded that demolition of the existing buildings on site would facilitate the redevelopment of the site with a more sustainable building. Whilst substantial demolition is the least preferred option within policy, in consideration of the circumstances of the application site, these are considered to warrant demolition in this case and shall deliver an energy efficient building which is

adaptable to future demands.

**Policy 12 Zero Waste** aims to ensure that development is consistent with the waste hierarchy.

- a) Development proposals should seek to reduce, reuse, or recycle materials in line with the waste hierarchy;
- b) Development proposals will be supported where they:
  - i) reuse existing buildings and infrastructure;
  - ii) minimise demolition and salvage materials for reuse;
  - iii) minimise waste, reduce pressure on virgin resources and enable building materials, components and products to be disassembled, and reused at the end of their useful life;
  - iv) use materials with the lowest forms of embodied emissions; and use materials that are suitable for reuse with minimal reprocessing.

**Comment:** Building will be in part reused, minimising demolition. Target of 95% of materials to be diverted from landfill. The proposal seeks to salvage a range of material from the demolished building to enable re-use and the applicant notes that further investigation of this can be undertaken at the appropriate stage to form a re-use and recycling strategy of the materials recovered.

The building designed for disassembly/adaptability where possible: services to be made of standardised components to allow for reduced waste retrofit during repair/maintenance, finishes to be modular by design allowing for reduced impacts during maintenance and repair, external facade bricks could be disassembled and reused in future developments.

These approaches help to contribute towards a lifecycle strategy for the development which will follow the principles of a circular economy and reduce embodied carbon emissions. The Whole Life Carbon assessment details the approach in full. A suitable condition has been suggested to ensure that, where possible, materials will be salvaged for reuse or recycling.

**Policy 13 Sustainable Transport** encourages, promotes and facilitates developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where they:

- i) Provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;
- ii) Will be accessible by public transport, ideally supporting the use of existing services;
- iii) Integrate transport modes;
- iv) Provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards;
- v) Supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking;
- vi) Are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles;
- vii) Have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and
- viii) Adequately mitigate any impact on local public access routes.

**Comment:** The proposal is well situated within a high accessibility area of the city centre for walking, wheeling and cycling and is well served by sustainable transport modes. Being within the city centre, the development is car-free and will not provide vehicular parking spaces, so encouraging the use of sustainable travel methods. The development provides an appropriate level of safe, secure cycle parking to meet the needs of occupants and staff.

**Policy 14 Design, Quality and Place** encourages well designed development that makes successful places by taking a design-led approach and applying the Place Principle. Development proposals will be supported where they are consistent with the six qualities of successful places: healthy; pleasant; connected; distinctive; sustainable; and adaptable.

**Comment:** The detailed design of the building is considered elsewhere within the report. The proposal is considered to deliver the six place making principles, having been designed to address both the opportunities and constraints of the site to deliver an active use on the site and a high-quality building in terms of architecture, materiality and energy efficiency.

**Policy 15 Local Living and 20 Minute Neighbourhoods** promotes the application of the Place Principle and creating connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably walking, wheeling or cycling, or using sustainable transport options.

**Comment:** Commercial operators have an important role to play in the delivery of a network of high-quality, accessible, mixed-use neighbourhoods. Due to the site's location within an area of high accessibility of the city centre, the development will benefit from being interconnected within the existing neighbourhood. This includes local access to sustainable modes of transport and safe, high-quality walking, wheeling and cycling networks. The site is located in close proximity to various uses including employment, shopping, food and drink, health, education, and green space.

**Policy 16 Quality Homes** encourages, promotes and facilitates the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland. Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. Policy notes that this could include homes for people undertaking further and higher education.

**Comment:** Whilst Policy 16 generally relates to market housing, the overarching intentions of the policy are applicable to the proposed development. The proposed building has been designed to ensure that the floor-plates are adaptable to changing needs. As assessed within the report below, there is considered to be a fundamental requirement for the provision of new student accommodation within Glasgow.

It should be noted that Policy 16 introduces a requirement for market housing developments to include 25% affordable housing, based upon need in the local area informed by the local development plan. Though related to market housing rather than purpose-built student accommodation, for information - at the moment, the local development plan has established a position that affordable housing should be met through the Strategic Housing Investment Programme and that viability implications have meant that it would not be appropriate to introduce an affordable housing policy. Therefore, for the time being, it is not appropriate for the Council to apply the 25% requirement.

**Policy 22 Flood Risk and Water Management** aims to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding. Development proposals should not increase the risk of surface water flooding to others, or itself be at risk. All rain and surface water shall be managed through sustainable urban drainage systems which should form part of and integrate with proposed and existing blue-green infrastructure.

**Comment:** The flood risk and water management strategy is considered within the report below. The application is considered to have been adequately screened for flood risk, which finds there is no significant risk of flooding to the site.

The drainage strategy concludes that surface water will be discharged from the site and connecting into the existing Scottish Water combined sewer network, but notes this is subject to their approval. These matters are conditioned as part of this report, looking for evidence of these approvals through formal discharge of planning conditions.

The proposed water management system is considered to be adequate.

**Policy 23 Health and Safety** protects people and places from environmental harm, mitigates risks arising from safety hazards and encourages development that improves health and wellbeing. Development proposals that are likely to have significant adverse effects on air quality will not be supported. Development proposals that are likely to raise unacceptable noise issues will not be supported.

**Comment:** The proposal is not considered to raise health and safety issues. Whilst there is a risk of impact during demolition and construction works, the implementation of suitable mitigation measures can significantly reduce the effect of dust and particulate matter released and the effects on air quality can be considered 'negligible' when these mitigation measures are in place. The operation phase of the development will not have a significant impact upon the existing air quality.

A Noise Impact Assessment has been submitted which demonstrates that the development can achieve suitable indoor ambient noise levels with appropriate design features including acoustically rated glazing. Suitable conditions shall ensure that the proposed development will not have a significant

impact upon existing surrounding amenity levels.

**Policy 25 Community Wealth Building** aims to deliver a strategic approach to economic development. Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. This could, for example, include improving community resilience and reducing inequalities. Increasing spending within communities; ensuring the use of local supply chains and services; and local job creation.

**Comment:** The proposal will deliver an active use on the site and therefore will bring residents, activity and increased footfall to the area whilst delivering investment and employment opportunity to the community. The proposal will assist in delivering economic development and therefore meets the objectives of this policy.

The aspirations of Clyde Mission, Policy 25 and supplementary guidance SG2 of the City Development are fully compatible in that they support the scale, extent and format of development to help Reconfigure, Reconnect, Repair, Reactivate, Density and Repopulate the area. This will help to deliver economic gains to the area and will offer confidence for further complimentary development in the immediate, multiplying these effects. Furthermore, the proposals will increase spending within the existing community via the introduction of new homes.

A Statement of Community Benefit has been provided

**Policy 27 City, Town, Local and Commercial Centres** encourages development in our city and town centres, recognising they are a national asset. This will be achieved by applying the Town Centre First approach to help centres adapt positively to long-term economic, environmental, and societal changes, and by encouraging town centre living. Development proposals that enhance and improve the vitality and viability of city centres will be supported.

**Comment:** If implemented, the proposal will deliver economic development benefits within the city centre through investment in the built fabric, increased population, and the creation of employment opportunities. This would also assist in delivering alternative uses in the local area – being a strategic priority to ensure the vitality of the city centre. The proposed use is appropriate to the city centre environment and will encourage footfall and activity within the neighbourhood.

**Policy 28 Retail** aims to encourage, promote and facilitate retail investment to the most sustainable locations that are most accessible by a range of sustainable transport modes. Development proposals for retail should be consistent with the town centre first principle. This means that new retail proposals will be supported in existing city, town and local centres.

**Comment:** The proposal will include a ground floor retail commercial use at street level so providing an active use and delivering viable replacement retail space supporting the city centre and its users. Three of four existing ground floor units are vacant and have been for several years. Other empty units are visible along Queen Street. The reduction in retail space is not thought to be of negative impact.

Having assessed the development against the aims of NPF4, the proposal is generally considered to be commensurate with NPF4 policies and their objectives. These intentions also exist within the Glasgow City Development Plan, which are considered in detail below.

### **Glasgow City Development Plan**

With regards to the Glasgow City Development Plan, the relevant Policy and Supplementary Guidance are listed below.

The City Development Plan contains two overarching policies: CDP 1 The Placemaking Principle and CDP 2 Sustainable Spatial Strategy, which must be considered in relation to all development proposals. Other policies and associated supplementary guidance provide more details on specific land uses or environments which contribute to meeting the requirements of the overarching policies.

The following policies are considered particularly relevant to the application assessment:

#### **Policy CDP 1 The Placemaking Principle and SG 1 The Placemaking Principle**

Placemaking is underpinned by a design-led approach to planning. This approach is not restricted to influencing the appearance of a building, street or place; rather it is a holistic approach that considers the area's context and balances the range of interests and opportunities to create multiple

interconnected benefits through a collaborative process.

This Policy aims to contribute towards protecting and improving the quality of the environment, improving health and reducing health inequality, making the planning process as inclusive as possible and ensuring that new development attains the highest sustainability levels.

The scope of The Placemaking Principle is intentionally wide to ensure that it becomes embedded in all new development and not just large scale regeneration. Engagement should be proportionate to the development that will take place. This approach will enable Glasgow to ensure that new development contributes towards the creation of new and improved places which are fit for people.

**Supplementary Guidance SG 1 ‘Placemaking’** supports the above policy by providing guidance to promote the overarching Placemaking Principle being applied to all development types in the city. This comprises two parts - Part 1 provides the context and approach of Placemaking established in Policy CDP1 and Part 2 contains detailed assessment criteria relating to physical design.

Part 1 explains the ‘placemaking principle’ concept and how it will apply to new development in the City, stipulating that the onus will be on developers to fully consider, evaluate and apply the principles of Placemaking to individual schemes, as appropriate. Applicants must be able to show how their proposals meet placemaking requirements and how they have responded to relevant local development plan policies and associated supplementary guidance.

#### Sustainable Development

SG 1 Part 2, Section 1 ‘*Sustainable Development – Cultural Heritage*’ explains that Glasgow’s historic environment is made up of the ‘historical and cultural heritage of places’. Both the physical built environment and local culture combine to make up the heritage of a place or area. The cultural, social, environmental and economic value of the City’s heritage should be maximised in order to ensure that it continues to make a major contribution to Glaswegians well-being and to the City’s continued economic success. In 2014, the net economic impact of the heritage sector was worth £1.8 billion to Glasgow and is an increasingly important source of economic growth and prosperity. The value of the impact of heritage can come from a variety of sectors and functions which complement and support each other, including commercial activity.

Section 1 also addresses ‘Energy Efficient Buildings’, stating that resource efficient design is a key contributor in the placemaking approach, and that all new development will be expected to incorporate a range of measures to minimise energy consumption, reduce CO2 emissions and make best use of the City’s natural resources.

**Comment:** A façade retention scheme has been agreed for the site, retaining the traditional street edge and frontage, though refurbished, to enhance the overall appearance and contribution to the Conservation Area.

The development of student accommodation on this site will contribute to the activation of Queen Street and help enliven the area with an increased population, footfall and activity. These residents and visitors will have direct access to a wide range of cultural resources and beyond into the city centre.

A range of measures to achieve energy efficiency aims are proposed and are further elaborated in policy CDP5 and SG5.

#### Residential Development

Whilst Section 2 ‘Residential Development’ relates to mainstream residential development rather than purpose-built student accommodation, SG 10 Meeting Housing Needs (expanded upon within the report below) directs applicants to the guidance on flatted development contained within SG 1 Section 2 which will be applied to all proposed student accommodation developments – in terms of design, privacy, sunlight and daylight.

In order to meet placemaking principles the Council seeks to promote the delivery of high quality residential environments that:

- a) are informed by a design-led approach that promotes sustainable development objectives;
- b) promote the creation of safe and integrated neighbourhoods that offer choices of movements/travel for all users and support healthy active lifestyles; and
- c) encourage overall quality and provide distinctiveness in new developments.

Layouts should:

- Take a design-led approach towards aspect and orientation to maximise daylight and sunlight, reduce energy use, and prevent overlooking and loss of privacy;
- Make appropriate provision for refuse and recycling storage areas;
- Incorporate a SUDS strategy to take account of the space and design requirements of the required

- SUDS scheme;
- Ensure that all new homes do not have upper rooms, balconies etc which directly overlook adjacent private gardens/backcourts; and
- Ensure sufficient permeability through the provision of walking/cycling routes and open spaces connected to the wider paths network and other community facilities. Off road paths should be located centrally and be overlooked in order to promote public safety.

Additional standards for flatted developments include developments:

- Providing usable communal private garden space as “backcourts”. Design and layouts should ensure privacy for residents;
- Where a site’s configuration or particular characteristics limits the ability to provide private garden space, the developers will be expected to provide creative alternative solutions (e.g. shared roof garden, usable balconies); bring forward mitigation measures to improve internal amenity; and make provision for clothes drying, in areas screened from public view and not subject to excessive overshadowing.

In terms of privacy and aspect in relation to flatted development, the following guidance applies:

- a) Ideally all flats should have dual aspect (where single aspect is proposed developers will require to show that the amenity enjoyed by the flats is similar, if not better than that of dual aspect flats in a similar location. This will include consideration of the flat’s outlook);
- b) privacy is also important to the rear of flats, where ambient noise levels are lower. Habitable rooms, therefore, should be set back from public or common footpaths or areas of open space, parking or waste storage (this could be secured, for example, by the formation of private garden space between habitable rooms and any such use); and
- c) flatted development, built on existing street frontages, should maintain established building lines and window patterns. Where there is no established building line, development should be set back from the pavement to ensure privacy for ground floor habitable rooms.

#### Residential Development in the City Centre

Within Section 2 of SG 1, guidance acknowledges that space for amenity areas is limited in the city centre. Proposals are expected to provide on-site green infrastructure where possible and, where this may not be possible, priority should be given to increasing the internal amenity of flats to compensate for lack of external open space. This should include increased internal space standards and where feasible and appropriate, the provision of balconies or roof gardens.

**Comment:** New development should be responsive to its context. It is critical that new development is compatible with existing and future uses - it should not harm residential amenity or erode the character of residential neighbourhoods. The development is considered to respond appropriately to wider place making principles and relevant design guidance within SG 1 Part 2.

The layout has been informed by a Daylight and Sunlight Assessment. To evaluate sunlight provision to the surrounding streets as a result of the proposed development, sun path analysis has been completed using the environment simulation software for the before and after scenarios. Hourly shadow modelling has also been completed to understand the level of overshadowing as a result of the development compared to the existing condition. The Assessment concludes:

*‘It is expected in urban city centre developments that not all rooms will meet the recommendations. Especially where the conversion of an existing building is involved and using existing window openings. In this case 71% is good level of pass rate for daylight within a proposed urban development. The majority of the habitable rooms within the proposed development will meet the guidance levels for SDA daylight illuminance and the minimum criteria for sunlight exposure. Having due consideration for the nature of urban development it is encouraging to note that this scheme causes the minimum impact on existing surrounding dwellings whilst achieving acceptable results within the proposed development.’*

A variety of internal and external amenity areas have been provided. These are considered further within the report below.

#### Amenity

SG1 Part 2, Section 4 ‘Amenity’ addresses issues of ‘Air Quality’, ‘Noise’ and ‘Community Safety’.

With regard to air quality, guidance states that new development should not result in the deterioration of air quality, particularly in (or adjacent to) Air Quality Management Areas (AQMA’s).

In relation to noise, SG1 encourages consultation with the Council’s Environmental Health Service to help applicants understand the impact not only of noise but also vibration on the community and realise the role they can play in mitigating the intrusion of such nuisance on a development’s surroundings, in order to reduce the loss of any public amenity.



Referring to community safety, it is expected that new development will incorporate crime prevention and community safety measures within their layout and design, based on the principles of "Secure by Design". The Placemaking Principles should take precedence over secure by design principles where there are contradictions and all security measures should be designed sympathetically with regards to the surrounding context and integrated within the overall design.

**Comment:** The proposal is not considered to raise health and safety issues. Whilst there is a risk of impact during demolition and construction works, the implementation of suitable mitigation measures can significantly reduce the effect of dust and particulate matter released and the effects on air quality can be considered 'negligible' when these mitigation measures are in place. The operation phase of the development will not have a significant impact upon the existing air quality. An air quality assessment to ensure good levels of air quality for residents of the building is recommended by an appropriate condition.

A Noise Impact Assessment has been submitted which demonstrates that the development can achieve suitable indoor ambient noise levels with appropriate design features including acoustically rated glazing. Suitable conditions shall ensure that the proposed development will not have a significant impact upon existing surrounding amenity levels. The operation of student accommodation in this city centre location is not anticipated to raise significant issues that cannot be addressed by standard planning conditions.

In relation to community safety, it is considered that the proposed development provides the opportunity to enhance safety at this location by creating activation at ground floor level on Queen Street. There shall also be passive supervision from the upper floors of the building.

#### Detailed Design

SG 1, Part 2, Section 5 '*Detailed Design*' – '*Building Materials*' stipulates that all new development, depending on the nature and scale of the development, will be expected to:

- a) Employ high quality facing and roofing materials that complement and, where appropriate, enhance the architectural character and townscape quality of the surrounding area;
- b) Use robust and durable materials that fit their context and are capable of retaining their appearance over time and in Glasgow's climate; and
- c) Acknowledge the local architectural and historic context through the use of appropriate materials.

When specifying cladding materials, consideration must be paid to the overall visual effect of the façade and its impact on the surrounding context. Poorly specified facades can appear flat and dull in comparison to Glasgow's well-articulated historic architecture. As such, a high level of design sophistication will be expected. Proposals should:

- a) avoid flat and visually dull facades, especially in areas of sensitive architectural urban form;
- b) acknowledge and respond to the existing datums, courses and proportions found in the surrounding built environment; and
- c) acknowledge and harmonise with the range of textures and tones in the surrounding buildings and streetscape.

**Comment:** The proposal has been developed to respond appropriately to the surrounding context, with particular emphasis on the heritage building to the north as well as the retained façade to be restored, stripping the painted finish to expose the blonde sandstone underneath. Queen Street is a principal street within the Central Conservation Area however much of 'heritage' datum at this location has been breached. The street presents older buildings of high quality architecture and materiality however there are various modern buildings of varied materiality, particularly at the southern end where the application site is located.

The applicant has developed the materiality of the building to respond to the townscape quality of the surrounding area and acknowledging the architectural and historic context of the locale. The proposed profiled aluminium cladding, aluminium windows and buff multi-tonal facing brick has been selected to complement the components on surrounding historic buildings as well as the refurbished stone façade of the existing building. The subtle variation in the solid elements of the external treatment – utilising both smooth and textured finishes - assists in delivering a high quality finish to the building.

Final specifications and samples will be assessed on site prior to approval for use, as suggested within the recommended conditions.

#### Tall Buildings

Section 5 '*Detailed Design*' also provides guidance on 'Tall Buildings'. The application proposal is for a "tall building" – being defined within SG 1 Part 2 as a building that significantly exceeds general building

heights in the immediate vicinity and which alters the skyline.

In response to increasing demand for development of taller buildings, a Tall Building Design Guide is currently being produced to assist in directing tall buildings to appropriate locations of the city centre. In the meantime, general tall building policy within supplementary guidance acknowledges that tall buildings in particular present major economic, design and environmental challenges and opportunities. It is an absolute prerequisite that tall buildings are restricted to locations that can accommodate their dominant built form, that protect areas of sensitive urban character, achieve excellent design quality, and enhance the City's image.

As per the guidance, tall buildings should be located:

- (a) within sustainable areas (e.g. the City Centre Western and Northern Fringes, the International Financial Services District, selected parts of the River Frontage from the Clyde Gateway westwards to the Clyde Tunnel and south of the Clydeside Expressway) and in areas with appropriate above and below ground infrastructure, public transport links and pedestrian accessibility;

**Comment:** Being a city centre location, the application site is a highly sustainable area - an area of high accessibility and having excellent public transport connections available.

- (b) to avoid areas of Sensitive Urban Character unless it is demonstrated, to the satisfaction of the Council, that the particular qualities of the area would be retained;

In establishing whether an area is of Sensitive Urban Character, consideration will be given to local characteristics such as topography, location in or relative to a conservation area and/or proximity to listed building(s).

**Comment:** Naturally, there is a hesitancy over the development of tall buildings within a heritage setting, however, there are circumstances when they can be successfully integrated and provide a positive contribution to the built environment.

Whilst the application site is within the Central Conservation Area, the scheme has been designed to respond to this by developing a building of different heights which reinforces the datum of the established building by setting back the upper sections and takes cues from the established datum of Guildhall to the north, introducing height towards the rear. The three distinct sections of the building are stepped, most significantly from the front and south side elevations where the massing is most visible. The upper section of the western elevation is also stepped, reducing the depth of the building. This approach assists in preventing a negative impact upon the Central Conservation Area, nor nearby listed buildings.

- (c) To avoid interruption of strategic views or competition with views of established landmarks and other significant or prominent listed buildings;

**Comment:** The applicant has submitted a thorough Design and Access Statement, with a townscape analysis, to consider any potential impact upon designated heritage assets and sensitive views through verified analysis. Whilst the building will be visible from immediate local views, and particular wider viewpoints, being designed to respond to the varying contexts of the surrounding Conservation Area, there are not considered to be any sensitive views or landmarks that would be obstructed by the proposed development. The views of the building are consumed within the existing built form of the surroundings with the upper floors visible, in part, from North Hanover Street, Stockwell Street and certain points along the south side of the River Clyde.

- (d) In a way that sensitively responds to local street conditions, recognising street hierarchies, building datums and in locations where tall building material choices will be appropriate;

**Comment:** As noted above, the proposed scheme has been designed to respond to the immediate street context. The lower massing as the development adjoins the listed building is considered an appropriate response. There is a degree of capacity to successfully deliver an element of height due to the mixed typologies and lack of established datum.

- (e) In a manner that is not detrimental to local microclimate, public realm and local views;

**Comment:** The application is accompanied by a number of assessments which include consideration of sunlight. The development is not considered to raise significant impact upon daylighting received to sensitive neighbouring buildings, nor unacceptably increase wind speeds in the surrounding streets. The development would improve the immediate footpath areas around the perimeter of the site to adoptable standards, and the ground increased ground floor activation

will have a beneficial impact upon the setting. The building, being of high quality architecture and materiality, will have a positive impact upon the streetscape.

- (f) In areas which are financially viable for long term adaptability of alternative uses.

**Comment:** The building has been designed and tested on the basis of future adaptability to accommodate alternative uses. The internal fit out of the building is not structural and can be adjusted to suit future uses.

#### Public Realm

Part 2, Section 6 '*Public Realm*' refers to all the parts of Glasgow that are widely available for all people to use and enjoy, without charge, twenty-four hours a day. This represents a substantial part of the City's natural and built environment and includes, but is not limited to its town centres, streets, squares, paths, parks and other open spaces. A high quality public realm can offer significant benefits. It can help build a clear sense of place and identity; demonstrate a clear signs of civic pride and confidence; and increase footfall. In order to improve the quality of the public realm throughout the City, whilst strengthening Glasgow's unique character and sense of place, new public realm improvements will be expected to be designed with boldness, simplicity of style and elegance, whilst providing inclusive, healthy and safe places for citizens to enjoy.

In terms of layout and design, all proposals for public realm works should improve the provision, layout and comfort of spaces for pedestrian, and where appropriate, cycle flows, taking cognisance of the needs of people with a visual and/or mobility impairment, whilst retaining good accessibility for public transport and other essential vehicles. The layout and design should respond to cues found in the architecture, public realm and cultural history of the surrounding area.

Any improvement to the public realm must find a successful balance between promoting best practice in contemporary design and retaining a harmony with the City's historic environment. This should enable high quality schemes where the design, materials and specification are appropriate to the specific context and location.

**Comment:** The hard surface areas around the perimeter of the site will be improved through necessary roads requirements, therefore, the quality of this area will be enhanced to the benefit of the local area. The activation on the north eastern corner through a commercial use, as well as the use of Prince Court to access the rear of the building and the courtyard will also encourage activity on the footpath area.

#### Waste Storage, Recycling & Collection

Part 2, Section 7 '*Waste Storage, Recycling and Collection*' stipulates that all new developments must include appropriate and well-designed provision for waste storage, recycling and collection which meets the City's wider placemaking objectives. All waste/recycling areas must be located discreetly, so as to have no adverse visual impact or cause traffic/noise nuisance to neighbours. Applicants must provide full details of the provision for waste storage, recycling and collection in the initial submission for planning permission.

**Comment:** The application includes dedicated internal space for waste and recycling storage at ground floor level accessed via a service access on the front elevation. Arrangements will be put in place to ensure regular collection from this area.

The proposal for the development of a vacant site is welcomed, subject to safeguarding conditions. The proposal is in accordance with CDP 1 and SG 1.

#### **Policy CDP 2 Sustainable Spatial Development and SG 2 Sustainable Spatial Strategy**

This policy aims to influence the location and form of development to create a 'compact city' form which supports sustainable development. It will also help to ensure that the City is well-positioned to meet the challenges of a changing climate and economy, and to build a resilient physical and social environment which helps attract and retain investment and promotes an improved quality of life.

The Council will continue to focus on the regeneration and redevelopment of the existing urban area to create a sustainable City. In doing so, the Council will support new development proposals that utilise brownfield sites in preference to greenfield sites and prioritises the remediation and reuse of vacant and derelict land.

CDP 2 supports new development proposals that meet the requirements of relevant Spatial Supplementary Guidance that supports the Development Plan. Of relevance is the City Centre Strategic Development Framework (SDF).

This City Centre SDF proposes a number of strategic interventions under the four themes of the City Development Plan (CDP); to make the centre more Vibrant, Liveable, Connected and Green and Resilient. It proposes six Strategic Place Ambitions in response to priority issues raised by city stakeholders for the improvement of the City Centre, which seek to:

- Reinforce the Centre's economic competitiveness and boost vibrancy to grow prosperity for all
- Re-populate the Centre and improve liveability to ensure sustainable neighbourhoods that promote health, wellbeing and social cohesion
- Reconnect the Centre with surrounding communities and its riverside
- Reduce traffic dominance and create a pedestrian and cycle friendly centre, with improved public transport, that is healthier and cleaner
- Green the Centre and make it climate resilient with a network of high quality public spaces and green-blue infrastructure that caters for a variety of human and climatic needs
- Repair, restore and enhance the urban fabric to reinforce the City's distinctive character and celebrate its heritage.

In terms of 'Priorities & Place Ambitions' the SDF supports a transformation of the City Centre that focusses on people, place and planet to ensure its future social, economic and environmental resilience. It recognises that bold interventions are required to radically adapt the City Centre's urban environment to meet the demands of climate change and to increase the Centre's appeal and attractiveness to future residents, investors, workers and visitors. Therefore, the SDF prioritises the following:

- Priority 1 - Accelerate transformation of the urban environment to ensure climate resilience, improved liveability and place quality.
- Priority 2 - Increase activity and diversity in the centre to support its continued prosperity at the heart of the City region and as a key contributor to the national economy.
- Priority 3 - Define placemaking ambitions for the City Centre to provide a framework around which multi -sectoral policies, plans and projects can be aligned and partnership working can be galvanised towards their delivery.

The SDF approach focuses on four key outcomes to address the priorities and emerging issues facing the City Centre:

- A Vibrant City Centre
- A Sustainable City Centre
- A Connected City Centre
- A Green And Resilient City Centre

With regard to development management, where a local and neighbourhood and city level place making approach must be taken, that will necessitate a strategic and integrated - and less plot based— approach to development. This approach will be informed by policies and guidance contained in the CDP, associated Supplementary Guidance, this SDF and more local placemaking guidance in the DRFs. The SDF and DRF action support creation of masterplans and local design guidance to assist decision making for development at the local level.

Whilst not part of the City Centre SDF, the Vision and Plan for the Golden Z is a bespoke project which establishes a shared and renewed regeneration direction for the 'Golden Z' and identifies priorities for intervention and investment, by the public and private sectors, to further stimulate its economic recovery and support longer term economic, social and environmental resilience.

**Comment:** The application proposes student accommodation on a site located within walking distance from many of Glasgow's higher education institutions, while other universities and colleges are easily accessible via public transport. The proposal would also partially utilise an existing long term vacant building, bringing the site back into active use through the development of a sympathetic but modern building employing sustainable materials, construction techniques and operational standards. In combination with other consented schemes in the surrounding area, this specific development would help to meet the priorities and place ambitions identified above. This will be achieved through the sequential transformation of the area from one consisting of pockets of vacant and derelict land to a more vibrant and liveable area with increased activity and diversity of uses.

The proposal is in accordance with CDP 2 and SG 2.

### **Policy CDP 3 Economic Development and IPG 3 Economic Development**

Policy CDP 3 aims to promote the creation of economic opportunity for all the City's residents and businesses and encourage sustained economic growth. This policy promotes economic growth by directing commercial uses to the city's Economic Development Areas and safeguarding the City's

Strategic Economic Investment Areas (SEILs) – with the application site being within the City Centre SEIL. The policy promotes integrating other compatible, employment supporting land uses to Economic Development Areas. It shall ensure Glasgow's vibrancy by reinforcing the role of the city centre as a primary location for retail, employment, leisure, tourism and evening economy uses. Policy CDP 3 identifies the importance of the higher and further education sector and the importance of expanding the sector's role as a major employer within the City by attracting more students from outwith Scotland. Supporting the expansion ambitions of the city's universities is of critical importance since they produce the skilled workforce upon which the City's economic success is based.

IPG 3 identifies the key sectors of the City Centre SEIL as business and financial services; green technologies; higher and further education; and the visitor economy. Whilst the city centre is identified as a SEIL, it also has important sub-districts. The city centre identifies two main areas where specific types of development are encouraged, namely, the Principal Retail Area and the Principal Office Area. The application site is within the Principal Retail Area.

The city centre is a key location for a wealth of retail, commercial, leisure and higher educational uses. All of these sectors and uses create jobs, attract inward investment and provide important economic benefits through agglomeration and clustering. In order to protect and enhance the city centre's role and status, the Council will assess proposals in accordance with the Strategic Development Framework for the city centre, as considered above.

**Comment:** The principle of purpose-built student accommodation in this location is considered to be appropriate and to meet the aims of the policy to support the growth of higher and further education institutions within Glasgow and strengthen its economy. The proposal is in accordance with CDP 3 and IPG 3.

#### **Policy CDP 4 Network of Centres and SG 4 Network of Centres**

CDP 4 aims to ensure that all of Glasgow's residents and visitors have good access to a network of centres which are vibrant, multi-functional and sustainable destinations providing a range of goods and services. This will be achieved by:

- maintaining and strengthening the role of Glasgow City Centre as the key economic driver in the West of Scotland;
- protecting and revitalising all Town Centres within the Network;
- supporting the 'Town Centres First' principle by directing appropriate footfall generating uses to Town Centres;
- supporting the role that Town Centres play as integrated transport hubs and encouraging travel by sustainable means to and between Centres; and
- embracing the principles of placemaking and building on the strengths of each Centre.

The city centre is the primary location for retail, office, commercial, leisure, tourism and civic uses servicing the city region as well as a national transport hub. Accordingly, the Council will favour proposals that support the primary retail, office and leisure functions of the city centre.

SG4 supports CDP4 by providing guidance on the role and function of the City's Network of Town Centres. The City Centre sits at the top of the Town Centre hierarchy by virtue of the scale and diversity of its retail, employment, commercial leisure, education, and tourism functions. Its retail and commercial core is formed by the Principal Retail and Commercial Area. The PRCA is the favoured location for large scale retail and commercial leisure development serving a city wide or larger catchment. It is also Scotland's busiest transport hub and focussing development in this area serves to maximise access to shopping and other services as well as to job opportunities.

**Comment:** A fundamental aim of this development is to regenerate an underused building on the southern end of Queen Street by creating an attractive, safe and vibrant development which fosters a strong sense of place. The application site is positioned centrally within the area of the Principal Retail and Commercial Area.

Queen Street, whilst historically an important part of City Centre retailing, has suffered over the last two decades, coinciding with the contraction of the main shopping streets. The aims, concepts and strategies articulated in CDP4 and SG4 are sustained in the current application which seeks to respond to the site's location and its unique physical and land use attributes.

It is acknowledged that the proposed redevelopment of the site would result in the loss of the existing ground floor commercial units, however, emphasis must be put on the activity of these units over recent years. Each of the units have had long periods of vacancy and short letting periods and they have struggled over time to secure a long-term occupier. Therefore, it is accepted in this case for the removal of the current units for the creation of a single unit which will have greater chance of prosperity as it links in with the student accommodation.

In assessing proposals for food, drink and entertainment uses, the Council has to strike a balance between the encouragement of such uses that make the city more vibrant and the need to preserve a reasonable level of amenity for adjoining occupiers, particularly neighbouring residents. In this regard, **Assessment Guideline 10: Food, Drink and Entertainment Uses** states that:

*In order to protect residential amenity, the following factors will be taken into consideration when assessing whether the location of proposed food, drink and entertainment uses is acceptable:*

- a) *City-Wide:*
  - (i) *Proposals for food, drink and entertainment uses must not result in a detrimental effect on the amenity of residents through the effects of increased noise, activity and/or cooking fumes. No more than 20%\* of the number of units in a street block frontage, containing or adjacent to residential uses, should be in use as a hot food shop, public house, composite public house/Class 3 or composite hot food shop/Class 3 use.*
  - (ii) *Public houses, Class 11 and Sui Generis uses must not be located under new build residential development.*
  - (iii) *The Council will not support food, drink and entertainment uses (including extensions to existing uses or extensions of opening hours) in rear lanes that are immediately adjacent to residential properties, unless part of a comprehensive redevelopment of an existing rear lane or creation of a new rear lane, where it can be demonstrated that residential amenity will not be adversely affected.*
- (b) *Within the City Centre:*
  - (i) *Public houses, Class 11 and Sui Generis uses must not be located within existing residential buildings.*
  - (ii) *Public houses, Class 11 and Sui Generis uses will not be supported where they are likely to have a detrimental impact on noise levels in close proximity to existing residential buildings, unless satisfactory mitigating measures enable the retention of the current levels of residential amenity and provided the proposal is acceptable in other respects.*
  - (iii) *Applications for extensions to existing public houses, Class 11 and Sui Generis uses that increase the floorspace for public use under residential flats, extend into existing residential backcourt areas, or extend under saloon backcourts, will not be supported where they are likely to have an adverse effect on residential amenity.*
  - (iv) *Applications for uses which require to disperse cooking odours in the confines of Central Station Bridge ('Hielanman's Umbrella') will not be supported due to the confined space under the Bridge and the detrimental impact on air quality caused by food odours. This incorporates the stretch of Argyle Street between Hope Street/Oswald Street and Union Street/Jamaica Street.*
  - (v) *Hours of operation will be limited to between 08:00 hours and 24:00 hours, depending on local circumstances.*

In terms of technical guidance **Assessment Guideline 12: Treatment and Disposal of Cooking/Heating Fumes** states that proposals for a food and drink use will only be considered favourably if suitable arrangements for the dispersal of fumes can be provided, to the complete satisfaction of the Council. Dispersal of cooking/heating fumes should be by an externally mounted flue, erected on the rear or side elevation to a height sufficient to disperse fumes above any nearby property.

**Assessment Guideline 14: Waste Management and Disposal** stipulates that proposals for food, drink and entertainment uses will only be considered favourably if suitable arrangements for the management and disposal of waste (including recyclables) can be provided, to the complete satisfaction of the Council. Plans to show details of on-site waste storage facilities will be required.

**Comment:** The proposal does not include any restaurant or café uses however the ground floor commercial unit is proposed as Class 1A which could be used as Class 3. The building also includes a dining room with kitchen for communal use. As the intended occupier of the commercial unit is unknown at this stage, a detailed ventilation strategy has not been fully submitted. However, the matter of disposal of cooking and heating fumes has been considered into the building's design to ensure that there is no adverse impact on the streetscape or building elevations. In order to protect this, a suspensive condition has been added seeking a ventilation strategy to be submitted for the inspection and written approval of the Planning Authority, including officers within Public Health.

The waste management arrangement for the building has also been reviewed and accepted by officers within the Cleansing/Waste Operations section of the Service.

The principle of the development in this sustainable city centre location is considered to be appropriate and to meet the intentions of the policy to strengthen the economy of Glasgow. The proposal is in accordance with CDP 4 and SG 4.

## **Policy CDP 5 Resource Management and SG 5 Resource Management**

Policy CDP 5 Resource Management requires all new developments to be designed to reduce the need for energy from the outset. This can be done through careful siting, layout and design and should make the best use of energy efficiency techniques and materials.

All new domestic and non-domestic developments are required to make use of low and zero carbon generating technologies in order to contribute to meeting greenhouse emission targets and to meet the appropriate sustainability level. In order to achieve this, a range of low and zero carbon generating technologies may be implemented. A Statement on Energy is required to support all applications to which this policy applies.

**Comment:** A Statement on Energy (SoE) has been provided demonstrating that the CDP5 requirement will be met. The proposed building has been designed to allow flexibility and adaptability extending the life span of the asset and maximising the re-use of materials at the end of life of the building. Low embodied carbon design measures and circular economy principles as being applied to the design and procurement of the building. This is being achieved through the use of materials with a high recycled content and low embodied carbon emissions. The Whole Life Carbon Assessment submitted with the proposal sets a 95% diversion of materials from landfill target.

In terms of operational carbon, a fabric first approach has been applied to minimise the buildings energy consumptions and associated carbon emissions. This will include high levels of fabric thermal performance and air tightness, as well as passive design measures to reduce energy consumptions while also enhancing occupant wellness. The buildings heating and cooling system will be delivered via high efficient air source heat pumps. There is no fossil fuel heating proposed in accordance with Scottish Government Heat in Buildings Strategies. Heat recovery technology has also been applied to the buildings mechanical ventilation strategy which further reduces the buildings heating and cooling energy demands with LED lighting and smart controls reducing lighting energy consumptions. The building will also employ rainwater recovery and greywater for toilets. 42 solar PV panels are proposed for the roof.

The SoE has met the requirements of the first stage of the CDP5 process and requires to be conditioned to ensure it is updated as the technical detail of the Building Warrant progresses through to completion. The proposal shall accord with CDP 5 and SG 5.

## **Policy CDP 6 Green Belt and Green Network and IPG 6 Green Belt and Green Network**

CDP 6 aims to ensure the development and enhancement of Glasgow's Green Network by:

- Protecting and extending the Green Network and linking habitat networks;
- Providing for the delivery of multifunctional open space to support new development;
- Protecting the Green belt; and
- Supporting development proposals that safeguard and enhance the Green Network and Green Belt.

**Comment:** In this instance the application site is located within the City Centre and is confined by the existing streets that form part of the grid so there is no opportunity to provide traditional open space. The level of amenity provision required by CDP 6 is addressed below within CDP 10 and CDP 12.

## **Policy CDP 7 Natural Environment and SG 7 Natural Environment**

CDP 7 aims to ensure that Glasgow's natural environments, including its ecosystems and protected species, are safeguarded and, wherever possible, enhanced through new development. It aims to enhance biodiversity and protect the health and function of ecosystems; help the natural environment adapt to climate change; and protect important landscape and geological features in the city.

Wherever possible, development shall enhance biodiversity. New developments shall aim to enhance and/or help create new habitats. Within the city centre, opportunities for enhancing habitat and wildlife interests include green roofs; green/living walls; planting of street trees; and incorporation of bat and bird boxes in the design.

New development should not have an unacceptable effect, either directly, indirectly or cumulatively on biodiversity.

**Comment:** The application site is not subject to any specific designation within SG 7, though the Development Plan takes a broad approach to conserving and enhancing nature. Given the city centre location of the application site and its specific constrained position, there is currently little or no ecological value from the site. It is not considered that the demolition of the existing building would impact negatively upon biodiversity levels. The redevelopment of the site would have a beneficial impact as it incorporates a number of external landscaped areas with a range of planting.

An appropriate condition has been suggested to ensure biodiversity gains are implemented in order to

have a positive impact upon biodiversity and therefore the proposal is in accordance with CDP 7 and SG 7.

### **Policy CDP 8 Water Environment and SG 8 Water Environment**

Policy CDP 8 Water Environment aims to aid adaptation to climate change; protect and improve the water environment; contribute to the reduction of overall flood risk; and make satisfactory provision for SUDS. The Council considers flood risk to be a key consideration which may significantly influence the acceptability, nature, design and capacity of a development. Planning applications introducing a new building of more than 250 sq metres ground floor area will require to be accompanied by a completed Flood Risk Screening checklist to identify any potential flood risk to the proposal.

If any flood risks are identified during the screening exercise, there will be a requirement to carry out a Flood Risk Assessment (FRA) in accordance with supplementary guidance. Where an FRA is deemed necessary, the Council will expect both the FRA to be undertaken and its findings to be incorporated into the proposed development. The FRA must clearly identify specific flood risks and quantify issues that need to be addressed. The FRA will also require to demonstrate that the flood mitigation strategy can be delivered, in compliance with all other relevant legislative requirements of Scottish Planning Policy, the Flood Risk Management (Scotland) Act 2009 and SEPA.

The creation of a Surface Water Drainage Strategy is also fundamentally important to the design development of a proposal. This strategy will set out the key principles of the surface water drainage strategy and demonstrate appropriate spatial planning.

The site drainage strategy will require to set out the following: to which network/waterbody will surface water will be discharged; water quality treatment requirements (Sustainable Drainage Systems (SuDS)); strategy to manage in-curtilage, roads and open space drainage; percentage of permeable area within in the development; attenuation requirements; and attenuation measures. The applicant will require to demonstrate that key principles of the proposed drainage strategy are acceptable to the relevant authorities (The Council, Scottish Water and SEPA).

**Comment:** The applicant has provided a Flood Risk Assessment and details of the proposed Surface Water Drainage Strategy which have been self-certified, independently checked and have met the requirements of NRS Flood Risk Management, subject to recommended conditions. These conditions shall ensure the submission of the final construction drawings of the drainage and confirmation of the Technical Approval from Scottish Water.

The application has been adequately screened for flood risk and proposes an appropriate drainage strategy therefore the proposal is in accordance with the surface water drainage strategy of SG 8.

### **Policy CDP 9 Historic Environment and SG 9 Historic Environment**

CDP 9 aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by providing clear guidance to applicants. The Council will protect, conserve and enhance the historic environment in line with Scottish Planning Policy/Scottish Historic Environment Policy for the benefit of our own and future generations. The Council will assess the impact of proposed development and support high quality design that respects and complements the character and appearance of the historic environment and the special architectural or historic interest of its listed buildings, conservation areas, scheduled monuments, archaeology, historic gardens and designed landscapes and their settings. The Council is unlikely to support development that would have a negative impact on the historic environment.

SG 9 supports CDP 9 by providing detailed design guidance. With regard to demolition, SG 9 notes that proposals for demolition of an unlisted building, which contributes to the character or appearance of a Conservation Area, will require to demonstrate that:

- a) The existing building is incapable of viable repair and re-use; and
- b) The proposed replacement will preserve or enhance the character of the conservation area.

In order to protect townscape quality, consent for redevelopment will require the retention of existing buildings until the replacement development commences.

The character of Glasgow's Conservation Areas consists of a variety of elements including a rich mix of architectural styles, dense groupings of buildings, distinctive street patterns interspersed with landmark buildings and historic landscape features. Guidance requires that proposals for infill development in Conservation Areas should maintain or enhance the character and appearance of their historic context by using high quality design and materials. Proposals should reinforce local distinctiveness and historic character and seek to:



- a) Respect the established building lines of the street where this is an identified feature;
- b) Ensure that the scale and massing respects and responds to the existing adjacent properties; and
- c) Harmonise external finishes with those of existing adjacent properties (while natural stone is the preferred option in areas of traditional construction, alternative materials may be acceptable dependent on the quality of the architectural design and the context of its setting).

Within the Central Conservation Area in particular, SG 9 notes that in assessing new development within the city centre, the following, along with other policy considerations, should be taken into account. Development should:

- a) Respect the built form, maintain (or re-instate) continuity of building lines, street containment, street pattern and elevational proportions;
- b) Maintain variation of plot width and grid-iron street pattern in the Victorian business area;
- c) Design roofscapes which do not compete with the original building design; and
- d) Use high quality materials and utilise sandstone on prominent elevations.

**Comment:** The existing building on site is a traditional 4-storey stone built tenement style building with ground floor retail/commercial units. The upper floors of the former bank are vacant and have been for a number of years. The ground floor units have also had long periods of vacancy and short term leases.

The application is accompanied by a Conservation Area Consent application for the demolition of the building on the site, with retention of the principal façade 23/01048/CON. The initial proposal for the site at pre-application stage was for full demolition, this was not supported as the façade positively contributes to the Conservation Area, though this is not listed, this is a good example of a tenement style frontage with a regularity of form. The gables and roof will not be retained. The interior of the building has been almost entirely stripped of its original layout.

Historic Environment Scotland (HES) were consulted on this application and support the façade retention. They also seek the retention of the gables. These are not prominent and face narrow lanes to both sides. Originally these would have been concealed from view with buildings abutting these.

The visual impact of the proposal has been considered as part of the assessment of the application. To assist in the assessment, the immediate and wider context of the site has been considered with regard to architectural styles, building scale and massing and material and palette. In addition, the submitted Design and Access Statement focuses on the heritage elements within the area and necessary townscape analysis.

The proposal has been developed to respond to the historical character, built form and quality of the Central Conservation Area, delivering a high-quality modern addition that seeks to compliment the streetscape. The adoption of a stepped form strategy, varying in form and massing between the adjacent listed building (Guidhall) is considered to be an appropriate response to the context. The materiality of the building has also been informed by taking cognisance of the surrounding context to further strengthen the relationship of the new building to the existing.

The department is increasingly receiving proposals for the development of Tall Buildings within the City Centre. To help guide these developments to appropriate locations, a Tall Building Design Guide is currently being produced. Whilst this has not yet been adopted, the Conservation Area is clearly identified as a sensitive area. The application site is within the Conservation Area boundary, with the proposal being considered to respond to both the historic context of the Conservation Area and the contemporary context of new development within the surrounding area, most notably at the Candleriggs development to the immediate east of the application site. It does so by adopting an appropriate colour palette, addressing existing established datums of Queen Street and establishing an element of height to the rear of the site, stepped back from the building line and set at a height that is agreed to be suitable for the immediate and wider setting.

The proposal is not considered to have a negative impact upon the Central Conservation Area, nor nearby listed buildings and their settings.

The proposal is considered to be in accordance with CDP 9 and SG 9

### **Policy CDP 10 Meeting Housing Needs and SG 10 Meeting Housing Needs**

Policy CDP 10 aims to ensure that the City's growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures. Additional guidance on Student Accommodation was adopted in October 2021 and supersedes the Student Accommodation section of SG 10. The adopted guidance seeks to ensure the provision of high-quality student accommodation in appropriate locations whilst protecting the character and amenity of existing areas. It sets out locational, design and amenity criteria that developments must meet along with other associated guidance.

The Council expects purpose-built student accommodation to provide students with high quality accommodation which provides on-site amenity spaces and communal facilities. Similarly, the Council expects that student accommodation is designed to benefit its surroundings through enhancements to the public realm and public spaces which are accessible to the wider community.

#### Locational Criteria

High-quality purpose-built student accommodation that is appropriately located can make a positive contribution to the local environment; supporting regeneration objectives through the renewal of vacant and derelict sites and boosting local populations to sustain facilities and amenities. However, the potential benefits of purpose-built student accommodation must be balanced against any negative impacts arising from significant concentrations that might be harmful to the sustainability of residential communities.

Successful places rely on a strong relationship between the community and its locality. This relationship is strengthened as residents invest in their community and local facilities and services become a point of focus and contact over time. In contrast, because academic study is time-limited, students living in bespoke accommodation are less likely to establish strong relationships with a location. While Student Accommodation often brings positive impacts as described above, there is a risk that an increased concentration of student accommodation in a locality will lead to the erosion of the established community, harming the relationship between the community and place.

There is no single threshold or methodology to establish whether a concentration of student accommodation is too high and will be harmful to maintaining a sustainable community. However, there are factors that can be considered in assessing a community's capacity to absorb student accommodation without undermining its relationship with place. An area that has a high-density residential population and a broad range of supporting uses, facilities and services is likely to generate a stronger relationship between community with a place as there are far more opportunities for social interaction and common points of interest that help define a shared community relationship. On this basis such an area is likely to have a greater capacity to absorb student accommodation without harming the community's cohesion.

Based upon this relationship between place and its capacity for student accommodation, applicants will be required to prepare an analysis of the locality to demonstrate to what extent these characteristics exist. This information will serve to inform the assessment of whether the proposal will have a harmful impact upon the maintenance of a sustainable community. The analysis will be based upon the area of 400 metre walking distance around the site (a typical five minute walking distance), which identifies:

- a) The pattern of density of residential population within the locality;
- b) The cumulative effect their proposal will have upon the proportion of mainstream accommodation and student accommodation populations (see map of Student Accommodation);
- c) The range of local facilities and mix of uses within the locality, and;
- d) What non-student accommodation facilities the proposed development will introduce to support community integration.

Where a proposal is part of a larger mixed-use development and where it is an area of regeneration with no established residential community, these factors will be given due weight in the assessment of impact.

Along with the assessment of concentration, the Council expects applications for purpose-built student accommodation to be in locations with good access to university and college facilities by active travel routes and/or public transport and where the development:

- a) Will not undermine the character and amenity of the surrounding area;
- b) Has good access to shops, services, healthcare, leisure and community facilities; and
- c) Will not place unsustainable pressure on local amenities and facilities due to the density of accommodation proposed.

Proposals will also be encouraged where they provide an opportunity to support regeneration particularly in any of the Strategic Development Framework or Local Development Framework areas where they are located near good public transport networks with good connectivity to university and college facilities.

**Comment:** The location is within walking distance of a number of higher and further education campuses within the City Centre, including the Glasgow School of Art, Royal Conservatoire of Scotland, University of Strathclyde, Glasgow Caledonian University and City of Glasgow College. Furthermore, the site is well served by public transport to serve campuses outwith the city centre including University of Glasgow, Glasgow Kelvin College and Glasgow Clyde College. Being within the city centre, the site benefits from access to a range of services and amenities.

A full Student Need Assessment has been submitted with the application. In analysing the pattern of density of residential population within the locality, it identifies that the surrounding area is dominated by commercial uses. There will be emerging residential areas to the east of the application site through the Candleriggs development, the residential population is recognised as relatively low in this location, but recognises an established population within the wider area.

This proposed major development within the city centre will assist in delivering economic development within Queen Street area and with wider community. Furthermore, with limited mainstream accommodation within the immediate area, the provision of purpose-built student accommodation may contribute towards the freeing up of mainstream residential accommodation capacity.

The purpose of the assessment is to identify sites of student accommodation within a defined 400 metre radius of the application site. This should include sites that are operational, under construction and sites with live planning consents.

Considering the data submitted in the context of the application site, the limited number of mainstream residential units, primary commercial operations, and the desire to increase the population of the locale and wider city centre, it is considered that the concentration of student accommodation in this location is not detrimental. While it is acknowledged there are existing student accommodation developments within the 400m zone, it is not considered that the resultant number would be harmful to the maintenance of the city centre community, but rather would make a positive contribution by delivering an active use on a dilapidated site, increasing footfall to Queen Street during both the day and evening improving vibrancy and delivering community gains.

Additional student accommodation can be absorbed within the locality without having a harmful impact upon the maintenance of a sustainable community, with the development serving as a catalyst for further investment and community building outcomes.

In delivering a commercial ground floor use, this assists in building a relationship between the development and the wider community and shall ensure the development delivers placemaking objectives and benefits the community.

The proposal is therefore considered to make a positive contribution to the local environment and shall support regeneration objectives. It is not considered to raise harmful impacts upon the existing community.

#### Design Criteria

The design of purpose-built student accommodation must respond to its local context and every effort should be made to integrate the layout and building design into the surrounding community. It should also enhance the character of the area. Proposals shall incorporate:

- a) Ground floor uses which are open to all members of the public, such as cafes and other footfall generating uses, subject to the nature of the local environment;
- b) The provision of publicly usable open space, taking the form of enhanced public realm, civic space or parkland;
- c) Built form that is sensitive to the local architectural vernacular and heritage in terms of the arrangement of buildings, their design, height, massing, and materiality;
- d) High-density or high-rise developments will only be acceptable in locations where they are compatible with the existing townscape;
- e) Utilising a whole life approach with flexible floorplates and building design to ensure there is scope and flexibility for adaptation to alternative future uses (which would be subject to permission).

Applicants are directed to additional guidance on flatted residential development, contained within SG 1: Placemaking which will be applied to all proposed student accommodation developments, in terms of design, privacy, sunlight and daylight.

In addition to the City-Wide criteria, applicants in Areas of Change (Strategic Development Frameworks and Local Development Frameworks) as set out in City Development Plan Policy CDP2 Sustainable Spatial Strategy will be required to consider additional design opportunities. It is the Council's aspiration to reconnect and repopulate these areas of the city. In order to facilitate this growth, the Council invites applications for purpose-built student accommodation which offer innovative solutions that can achieve the following outcomes:

- a) Upper floor conversions of vacant property in the City Centre;
- b) Vertical mix of accommodation;
- c) Affordable and key user accommodation;
- d) Improvements to public spaces;

- e) Providing new open space;
- f) Supports and facilitates the long-term regeneration of an area

**Comment:** The design criteria within SG 10 are considered to be met by the proposed scheme. It shall provide a commercial to the ground floor, which would be open to members of the public. This will ensure the delivery of appropriate services for the wider community whilst encouraging footfall and public engagement with the facility. The built form is considered elsewhere – being considered an appropriate contextual response to the site. To ensure a sustainable future, the proposal has been designed to offer flexibility with regard to internal layout and alternative uses.

Being within the City Centre, the City Centre SDF is of relevance in the assessment of the application. This proposal is in line with the desire to increase the population of the city centre, diversify the uses within the City Centre, improve the quality of the public realm, and support the rejuvenation of the Golden Z by creating footfall to and around the area.

#### Mixed Tenure Guidance

In order to promote inclusive population growth and build sustainable communities, applications for student accommodation over certain thresholds will be required to deliver a proportion of mainstream residential accommodation as set out within guidance. As part of this requirement, a vertical mix of mainstream residential and PBSA will only be accepted where it can be demonstrated that the development design is such that there will be no conflict or harm to amenity between the different uses. The minimum proportion of mainstream accommodation required is scaled and will be dependent on location and the size of the site. Within the City Centre, a purpose-built student residence development of 2,000-4,999 sqm building footprint requires a minimum proportion of 25% mainstream residential floor space within the development.

**Comment:** Given the proposed footprint of this student development being less than 2000 sqm, the requirement for mainstream residential accommodation does not apply.

#### Amenity Criteria

Proposals must demonstrate that:

- a) Depending on the size of the proposal, it provides a mix of accommodation types to meet the varying needs of students including cluster flats, studio accommodation and, where required, family accommodation with appropriate segregation between occupation types;
- b) It will offer suitable, high quality communal facilities, amenity and social spaces along with adequate refuse and recycling facilities as set out in SG1 Placemaking.

Amenity standards for flatted dwellings, as set out in IPG 6 Greenspace and Green Network, will be applied to student accommodation developments. The requirement of student accommodation is 5 sqm of amenity space per bedspace.

In student accommodation developments, the provision of amenity space may be provided as a combination of internal and external amenity spaces. Internal amenity spaces may include study areas, gymnasiums, cinema rooms and social hubs. Unique and creative approaches to the provision of internal amenity spaces are welcomed for the approval of the Planning Authority. Circulation and reception spaces will not be accepted as contributing to the required provision of amenity space within the development. Internal amenity spaces will only be acceptable where the proportions of the space are fit for communal use and the proposed or potential function and purpose of the space is fully set out to the satisfaction of the Planning Authority.

On-site communal facilities may include laundry, utility and mail facilities. On-site vehicle and cycle parking should be provided in accordance with SG 11: Sustainable Transport.

**Comment:** The proposed development has an amenity space requirement of 975 sqm, based on the requirement of 5 sqm per bed space. The proposed development would provide 996 sqm of amenity space, therefore, exceeding the minimum required standard, providing 5.1 sqm/bed

The amenity split is proposed as:

Communal amenity spaces are provided at Ground, 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 10<sup>th</sup>, 13<sup>th</sup> floors.

249.8m<sup>2</sup> is external, provided in 3 separate locations – ground floor courtyard, a 10<sup>th</sup> floor, full width east facing terrace and a 13<sup>th</sup> floor west southwest facing terrace. These vary from 29.9m<sup>2</sup> to 111.4m<sup>2</sup>

746.2m<sup>2</sup> is internal, provided in 10 separate locations – these include a cinema room, a breakfast bar/coffee station, gymnasium, games lounge, dining room and study area. These vary from 16.3m<sup>2</sup> to 141.5m<sup>2</sup>.

Total Beds - 195

Total Amenity Provision = 996m<sup>2</sup>

Amenity per bed - 5.1m<sup>2</sup>

The 195 units proposed would deliver 92% studios and 8% cluster flat accommodation. Accessible. Whilst it is accepted that this does not offer an especially broad range of accommodation types, the student proposal is considered a smaller development in comparison to other developments within the city. This is also justified by the areas of amenity being offered to future residents and the proposal includes an active and publicly accessible ground floor use.

#### Space Standards

The Council recognises that Purpose Built Student Accommodation is delivered primarily by private sector commercial developers. Market competition in this sector has resulted in an increasing variety of room types available to students that range in size and amenity. In supporting this range of options, the Council aims to ensure that developers provide a reasonable standard of amenity with respect to minimum room sizes. To achieve this, it is expected that no accommodation will fall below the following amenity standards:

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- a) Study bedroom without ensuite: 10sqm
- b) Study bedroom with ensuite: 13sqm
- c) Studio room for one student with ensuite bathroom and kitchen: 18sqm

**Comment:** The proposal offers 195 apartments, all rooms meet the standards set out above.

#### Management & Security Criteria

Effective security measures and an operational management plan will help to deliver a safe and secure environment for residents whilst proactively minimising potential adverse impacts on the local neighbourhood. Applications should be supported by a Management and Security Strategy which details:

- a) The general operations and maintenance of the building and site;
- b) Consideration of how the impacts of conduct of occupants will be managed;
- c) Detail of onsite security arrangements for all developments. Larger developments should detail how they will maintain a 24/hour staffing element;
- d) Planned arrangements for the management of waste and how waste management facilities will be provided onsite, in accordance with the requirements in SG1: Placemaking;
- e) Consideration for arrangements for the moving in and moving out of occupants;
- f) Consideration of arrangements to ensure the well-being of residents; and
- g) Evidence of accreditation with relevant bodies such as The Accreditation Network UK/Unipol Code of Standards for Larger Developments not managed or controlled by Educational Establishments.

**Comment:** An established student accommodation operator has been appointed for the development. The proposed scheme will seek to comply with the standards set out in 'Secured by Design' and shall be in full accordance with Scottish Building Regulations. All fenestrations will be designed to resist tampering and unlawful/forced entry which will be combined with a surveillance and security system covering the entirety of the development and immediate surrounds. This CCTV system will ensure that there are no blind spots in the internal and external common areas.

#### Statement of Need

It is important that new student accommodation proposals do not lead to an oversupply which could lead to under-performing or vacant accommodation. Therefore, applicants will be required to provide a Statement of Need covering the following aspects:

- a) Evidence of the specific need for PBSA being addressed locally and at city-wide scale;
- b) Information about prospective occupiers including academic status, any specific household requirements or accommodation needs and where appropriate the type of existing accommodation the potential student occupiers are likely to be drawn from;
- c) A recorded increase in student numbers;
- d) Institutional funding available to deliver the proposal; and
- e) University or College support for the proposal.

**Comment:** The Student Need Assessment identifies that the application site is in a desirable location for students living in Glasgow, particularly those studying at the University of Strathclyde and Glasgow Caledonian University, with university campuses and facilities nearby. The application site falls outside the areas of over-concentration of student residences defined in Policy SG10 and there is no recognised over-provision of student accommodation within the application site locality.

The proposed scheme would deliver an additional 195 rooms to the Glasgow student accommodation offer. Given the demand for accommodation, it will not lead to an over-supply, but would rather assist in addressing the crucial shortfall issues within the student accommodation market. Should demand for student accommodation reduce in future, the proposal has been designed to be flexible to alternative uses and could be converted to, for example, mainstream residential or hotel.

#### Temporary Use of Student Accommodation as Short-Stay Accommodation

Student accommodation and short-stay accommodation are two distinct sui generis planning uses. Recurring or temporary use of student accommodation as short-stay accommodation therefore requires planning permission. Such a use would only be permitted for specified periods when the development is not being operated as student accommodation (i.e. outwith term-time). Proposals will be assessed on an individual basis and will be subject to the same considerations as student accommodation developments. Details of the proposed use must be set out in the initial application submission. On-site vehicle and cycle parking should be provided in accordance with SG 11: Sustainable Transport.

**Comment:** This proposal does not include the use of the site as short stay accommodation outside of term time.

A Section 75 legal agreement will be required to ensure that the proposed development remains in use as student accommodation only.

The proposal is considered to be in accordance with the intentions of CDP10 and SG 10.

#### **Policy CDP 11 Sustainable Transport and SG 11 Sustainable Transport**

Policy CDP 11 Sustainable Transport aims to ensure that Glasgow is a connected City, characterised by sustainable active travel by supporting better connectivity by public transport; discouraging non-essential car journeys; and encouraging opportunities for active travel.

Parking provision for a student accommodation requires to be assessed against the standards set out in SG 11. Student accommodation within the city centre has no minimum vehicle parking requirement. With regard to cycle parking, there is a minimum requirement of 1 space per 2 staff and residents.

Cycle parking should always be safe, sheltered and secure.

**Comment:** The application site is highly accessible. To support the use of sustainable transport modes, there is no minimum vehicle parking provision for student accommodation within the city centre, with none being proposed on site. The proposal includes cycle parking spaces for the development which is considered to be appropriate. The cycle storage will be provided in secure cycle stores within the building and accessed from the ground floor and from the gated courtyard to the rear, accessed from Prince Court.

The proposal is in accordance with CDP 11 and SG 11.

#### **Policy CDP 12 Delivering Development and IPG 12 Delivering Development**

Policy CDP 12 aims to ensure that development contributes to a sustainable, economically successful City, through the provision of reasonable infrastructure and facilities that are necessary to mitigate the impact of change on Glasgow's resources, and that are appropriate to both the nature of the development and its location. Through an approach which is informed by a full understanding of the site, and of the potential impact that the development will have, the Council aims to meet The Plan's objectives of: re-shaping Glasgow's employment locations for a changing economy; providing high quality, accessible, residential environments and town centres; connecting to the green network; improving transport provision; finding climate change and drainage solutions for the City; as well as meeting our aspirations for enhanced nature and biodiversity.

Under IPG 12, where developers are unable to make full provision for the open space requirements for the development on land within their control, in accordance with the open space standards, they will be required to enter into a legal agreement with the Council to make a financial contribution towards the enhancement of existing Council open spaces or towards the provision and maintenance of such facilities on Council land.

**Comment:** In this case, there is no shortfall as the required amenity provision has been met.

The proposal is in accordance with CDP 12 and IPG 12.

In conclusion, the proposal is considered to comply with the relevant NPF4 and Glasgow City Development Plan policies. In terms of a) therefore, the proposal is considered to accord with the relevant provisions of the Development Plan. With regard to b), as assessed within the report above, the proposal is considered to be appropriate with respect to its impact on the character and appearance of the Central Conservation Area.

In respect of (c), two representations were received objection to the application through neighbour notification and press advert which have been addressed above and other material considerations such as the City Centre SDF and the Golden Z Vision and Plan have been addressed in the report.

## **Conclusion**

The above assessment demonstrates that the proposed development complies with the relevant policies of the Development Plan. Other material considerations, including the consultation responses, have been considered however these do not outweigh the proposal's general accordance with the Development Plan.

On the basis of the foregoing, it is recommended that the application for planning permission be granted subject to a Section 75 Agreement.

## **Drawings**

The development shall be implemented in accordance with the approved drawing(s)

As qualified by the above condition(s), or as otherwise agreed in writing with the Planning Authority

## **Conditions and Reasons**

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: In the interests of certainty and the proper planning of the area, and to comply with section 58(1) of the Town and Country Planning (Scotland) Act 1997, as amended.

02. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority during all ground disturbance. The retained organisation shall be afforded access at all reasonable times and allowed to record, recover and report items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before the development commences.

Reason: To allow for archaeological monitoring of any ground disturbance work associated with the proposed development and to accord with Scottish Government Policy.

03. No demolition of the building(s) shall take place until a contract or other agreed form of written evidence, demonstrating that construction of the new building will commence as soon as reasonably practicable following demolition, has been exhibited to and approved in writing by the Planning Authority.

Reason: To safeguard the character of the surrounding conservation area.

04. Prior to demolition of the building(s), the applicant shall submit a written report to the Planning Authority detailing items and materials to be salvaged from the demolished building(s). All reasonable steps to salvage materials from the demolished building(s) for reuse, repurposing

and recycling shall be taken. Thereafter, the measures shall be implemented in accordance with the approved report, unless otherwise agreed in writing by the Planning Authority, and a further written report detailing the outcome of the exercise shall be submitted to the Planning Authority within one month of the demolition of the building(s) being completed for record keeping purposes.

Reason: To encourage, promote and facilitate development that is consistent with the waste hierarchy.

05. Prior to the commencement of demolition and construction works on site, a method statement detailing the anticipated programming and agreed methodology for demolition of the existing building and erection of the new building and including information relating to:

(a) measures for the control of noise dust and vibration;

(b) areas for the delivery and storage of equipment and materials;

(c) management of site traffic;

(d) method statement and programme for demolition works, and;

(e) proposals for contractors storage, in a manner that minimises disruption to the local community and associated road network and maintains the safe movement of pedestrians and traffic,

shall be submitted to and approved in writing by the planning authority.

Reason: To minimise disturbance during demolition and construction and in the interests of vehicular and road safety.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

06. Prior to the commencement of demolition and construction works on site, details of any temporary barricades required during the works shall be submitted to and approved in writing by the Planning Authority. The barricades shall be painted and/or maintained in good condition and kept free of advertisements.

Reason: To safeguard the character of the surrounding conservation area.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

07. On the completion of demolition works and prior to development works commencing on site, a comprehensive contaminated land assessment shall be submitted to and approved in writing by the Planning Authority. The assessment shall determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere. The assessment shall be conducted and reported in accordance with current recognised codes of practice and guidance and shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN33 'Development of Contaminated Land'. Any potential risks to human health, property, the Water Environment and designated ecological sites shall be determined.

Reason: To ensure the ground is suitable for the proposed development.

08. Where the contaminated land assessment has identified any unacceptable risk or risks (as defined by Part IIA of the Environmental Protection Act 1990), a remediation strategy shall be submitted to and approved in writing by the Planning Authority prior to development commencing on site and shall thereafter be implemented as approved. The strategy shall set out all the measures necessary to bring the site to a condition suitable for the intended use by removing any unacceptable risks caused by contamination, including ground and mine gas. The remediation strategy shall also include a timetable and phasing plan where relevant.

Reason: To ensure the ground is suitable for the proposed development.

09. Upon completion of the approved remediation strategy, and prior to any part of the development site being occupied, a remediation completion / validation report shall be submitted to and approved in writing by the Planning Authority. The report shall be completed by a suitably qualified Engineer and shall demonstrate the execution and effectiveness of the completed remediation works in accordance with the approved remediation strategy.



Reason: To ensure the ground is suitable for the proposed development.

10. In the event that any previously unsuspected or unencountered contamination is found at any time when carrying out the approved development, it shall be reported to the Planning Authority within one week and work on the affected area shall cease. Unless otherwise agreed in writing with the Planning Authority, no development shall recommence on the affected area of the site until a comprehensive contaminated land investigation and assessment to determine the revised contamination status of the site has been submitted to and approved in writing by the Planning Authority. Where required by the approved assessment, a remediation strategy shall be prepared and agreed in writing with the Planning Authority before work recommences on the affected area of the site. Upon completion of any approved remediation strategy and prior to the site being occupied, a remediation completion / validation report which demonstrates the effectiveness of the completed remediation works shall be submitted and approved in writing by the Planning Authority.

Reason: To ensure the ground is suitable for the proposed development.

11. Unless otherwise agreed in writing with the Planning Authority, no development (other than demolition) shall commence on site until all boreholes, probeholes or monitoring wells completed across the subject site are decommissioned. Upon completion of site investigations and gas monitoring and following agreement on the findings of these with the planning authority; the boreholes, probeholes or monitoring wells should be decommissioned (backfilled) and sealed in a manner that prevents them acting as a migration pathway and evidence of this provided to the Planning Authority. Works shall be completed in accordance with Scottish Environment Protection Agency 2014 good practice guidance and BS 8576: 2013.

Reason: To ensure the ground is suitable for the proposed development.

12. Prior to the commencement of construction works the applicant shall demonstrate that they have permission to discharge to the Scottish Water Combined Sewer and confirm the adoption and maintenance arrangements for the drainage of the site. These details shall be submitted for the inspection and written approval of the Planning Authority.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

13. Prior to the commencement of construction works on site, final construction drawings of all drainage and SUDS for the development shall be submitted to and approved in writing by the Planning Authority. Thereafter, the drainage and SUDS shall be implemented in the approved manner, prior to occupation of the building.

Reason: In order to minimise the impact of the building on the existing public drainage system.

14. Prior to the commencement of above ground construction works for the new building on site, an assessment of the impact of local air quality on residents of the proposed development carried out by a method agreed by the planning authority shall be submitted to and approved in writing by the planning authority. The assessment shall make reference to the standards and objectives of the National Air Quality Strategy. Where an adverse impact on residents is identified, mitigation measures shall be specified in the report. The approved mitigation measures shall be completed before any of the dwellings are occupied.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: To protect residents in the development from air pollution.

15. Prior to the commencement of above ground construction works for the new building on site, specifications and samples of all materials to be used on the external areas of the building, including: the external elevations; windows, doors and other glazed areas; roof areas, roof surfaces and roof mounted plant rooms, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the building shall be completed in accordance with the approved details prior to occupation.

Reason: To safeguard the character of the surrounding conservation area.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

16. Prior to the commencement of above ground construction works for the new building on site, a sample panel of the materials to be used on the external elevations of the building shall be erected for the inspection by and written approval of the Planning Authority. The approved sample panel shall remain in place throughout construction, where practicable, unless otherwise agreed in writing with the Planning Authority. Thereafter, the building shall be completed in accordance with the approved details prior to occupation.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: To safeguard the character of the surrounding conservation area.

17. Prior to the commencement of above ground construction works for the new building on site, elevational and sectional drawing(s) at 1:20 scale illustrating a typical front elevation bay and typical part elevation for the side and rear elevations, detailing the elevational treatments, the method of fixing of materials, the type of jointing and framing to be used and the incorporation of design measures to prevent premature weathering and staining, shall be submitted to and approved in writing by the Planning Authority and thereafter shall be implemented in the approved manner prior to occupation of the building.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: To safeguard the character of the surrounding conservation area.

18. Prior to above ground construction works commencing on site, detailed drawings, including sections, of the proposed roof terraces, including surface and boundary treatments, shall be submitted to and approved in writing by the Planning Authority.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: In order to protect the visual amenity of the surrounding area.

19. Prior to commencement of above ground construction works for the new building on site, scale plans indicating the layout and intended use of internal amenity spaces shall be submitted to and approved in writing by the Planning Authority and thereafter shall be implemented in the approved manner.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

20. Prior to the commencement of above ground construction works for the new building on site, details of an architectural lighting scheme for all elevations shall be submitted to and approved in writing by the Planning Authority. Thereafter the architectural lighting scheme shall be implemented in the approved manner prior to occupation of the building.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: To safeguard the character of the surrounding conservation area.

21. Prior to above ground construction works for the new building on site, ventilation proposals and a strategy for the positioning of discrete ventilation locations shall be submitted to, and approved in writing by, the planning authority and thereafter shall be implemented in the approved manner. For the avoidance of doubt, no vents, flues, arials or other such external fittings are approved on the external elevations without the prior written agreement of the planning authority.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: To safeguard the character of the surrounding conservation area.

22. Prior to commencement of above ground construction works, details of mitigation measures to prevent an adverse impact of noise on occupiers of the building shall be submitted for the written approval of the planning authority. The approved mitigation measures shall be completed before the use of the development commences.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

23. Prior to the commencement of above ground construction works for the new building on site, a Statement on Energy (SoE) in accordance with the associated building Warrant, shall be submitted to and approved in writing by the planning authority. The SoE shall demonstrate how the development will incorporate low and zero-carbon generating technologies to achieve at least a 20% cut in CO2 emissions and that the Gold Hybrid Standard are to be met, as per City Development Plan policy CDP 5: Resource Management & accompanying Supplementary Guidance SG5: Resource Management. The development shall thereafter be constructed in compliance with the approved SoE. Formal confirmation of the constructed development's compliance with the SoE, carried out by a suitably qualified professional, shall be submitted to and approved in writing by the planning authority before the development/the relevant part of the development is occupied.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

24. Prior to the commencement of above ground construction works for the new building on site, details of biodiversity improvement measures shall be submitted for the written approval of the Planning Authority and thereafter shall be implemented in the approved manner prior to occupation of the building.

Reason: To ensure that the development contributes to the biodiversity of the area.

25. Prior to commencement of this aspect of the works, a signage strategy for the building will be submitted to and approved in writing by the Planning Authority and shall thereafter be implemented in the approved manner prior to occupation of the building.

Reason: To ensure a consistent approach to the display of signage on the building.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: To safeguard the character of the surrounding conservation area.

26. Prior to the commencement of this aspect of the works for the new building on site, detailed proposals for the footway / public realm works around the development site shall be submitted to and approved in writing by the Planning Authority and thereafter shall be implemented in the approved manner prior to occupation of the building.

Reason: In the interests of pedestrian safety.

Reason: To safeguard the character of the surrounding conservation area.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

27. Prior to installation, details of external security features proposed for use on the premises, in respect of design, colour and location, shall be submitted to and approved in writing by the Planning Authority and thereafter shall be installed in the approved manner prior to occupation of the building.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

28. Prior to the commencement of this aspect of the works for the new building on site, details of refuse and recycling storage areas and bins for both the accommodation and commercial uses shall be submitted to and approved in writing by the Planning Authority. The approved facilities shall be completed prior to occupation of the building.

Reason: To ensure the proper disposal of waste and to safeguard the environment of the development.

29. Prior to the installation of any associated external apparatus and occupation of the development, a maintenance and cleaning strategy for the external glazed facades of the building shall be submitted to and approved in writing by the Planning Authority. Thereafter the strategy shall be implemented in the approved manner.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

30. Prior to the use commencing, a statement outlining a servicing strategy, clarifying arrangements for refuse collection and general servicing for the building shall be submitted for the written approval of the Planning Authority. Thereafter, the servicing strategy shall be implemented in

the approved manner, unless otherwise approved in writing by the Planning Authority.

Reason: In the interests of traffic safety at the locus.

Reason: In the interests of pedestrian safety.

31. Prior to occupation of the first unit, a Residential Travel Plan including maps detailing public transport stops, timetables and estimated journey times, walking / cycle routes to key destinations, health benefits of walking / cycling etc. shall be submitted for the written approval of the Planning Authority. Thereafter, the approved Residential Travel Plan shall be issued to the new occupiers of each unit prior to their occupation.

Reason: To ensure that the development is accessible to all in accordance with the principles of inclusive design.

32. Prior to the use commencing, a statement outlining the access and management strategy for the external terrace, including hours of access, shall be submitted for the written approval of the Planning Authority. Thereafter, the access and management strategy shall be implemented in the approved manner unless otherwise approved in writing by the Planning Authority.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

33. Prior to this aspect of the works commencing, full details of external scaffolding required as part of the works to the building(s) to be erected in a manner does not damage the fabric of the existing building(s). shall be submitted to and approved in writing by the Planning Authority and thereafter shall be implemented in the approved manner.

Reason: To safeguard the character of the surrounding conservation area.

34. Prior to the commencement of this aspect of the works on site, full details of any re-pointing which shall match that of the existing original building in every aspect including mix of materials, colour and thickness shall be submitted to and approved in writing by the Planning Authority. Thereafter, the re-pointing shall be undertaken in the approved manner prior to occupation of the building.

Reason: To safeguard the character of the surrounding conservation area.

35. A method of stone cleaning shall be used which demonstrates that any risk of damage to the historic fabric of the building has been removed. Technical details of the proposed method(s) shall be submitted to the planning authority for written approval. Once the method(s) has/have been agreed, sample panels shall be prepared on an inconspicuous part of the building for the inspection and written approval of the planning authority. No work shall be begun on this aspect of the works until these written approvals have been issued by the planning authority.

Reason: To safeguard the character of the surrounding conservation area.

36. A sample of stonework repairs shall be prepared to match the original natural stonework in every respect including colour, texture and coursing pattern for the inspection and written approval of the planning authority. No other work shall be begun on this aspect of the development until written approval has been issued by the planning authority.

Reason: To safeguard the character of the surrounding conservation area.

37. For the avoidance of doubt no external fittings including vents, flues, gas and water pipes, gas and water meter boxes, balanced flues, solar panels, wind turbines, burglar alarms, security lights and cameras, air conditioning and ventilation plant, air source heat pumps, grilles or ducts or equipment associated with building maintenance/window cleaning shall be installed on the external elevations of the buildings unless otherwise agreed in writing by the Planning Authority.

Reason: To safeguard the character of the surrounding conservation area.

38. All new and replacement windows on the retained facade shall match the originals in all aspects of

their design: proportions, profile, framing thickness, detailing, method of opening and materials.

Reason: To safeguard the character of the surrounding conservation area.

39. Intended use and hours of operation for the ground floor commercial unit shall be submitted for the inspection and written approval of the Planning Authority prior to the use of the unit commencing.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

40. Disposal of Cooking Odours/Fumes from Commercial Equipment

(a) All cooking smells, noxious fumes or vapours from the premises shall be disposed of by means of a duct carried up internally and terminating at a point 1 metre above eaves level. The duct shall be free from any obstruction such as a plate, cowl, cap or any other deflection at its termination point.

(b) A ventilation and filtration system incorporating at least the following elements shall be installed and operational before the use commences. The elements to be included are:

(i) Canopies - A canopy (or canopies) shall be located above all cooking appliances.

(ii) Air Flow - The canopy face velocity shall be not less than 0.5 m/s.

(iii) Primary Grease Filtration - Labyrinth (baffle) grease filters shall be installed within the canopy or canopies.

(iv) Air Input - An air input system shall be provided by means of a pleated inlet filter, supplying clean filtered air equivalent to at least 80% 'make-up' of the extracted air.

(c) A maintenance/management scheme for the ventilation and filtration system, including all aspects referred to in (a) and (b) above shall be submitted to and approved in writing by the planning authority before the use commences and shall be implemented as approved for the duration of the use.

(d) Mechanical and electrical installations shall be arranged to ensure that the ventilation system is in operation during periods when the premises are open for the preparation and/or cooking of food.

Reason: To protect local residents from nuisance resulting from the disposal of cooking odours.

41. The external rooftop terraces shall be used only between 0800 hours and 2200 hours daily.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

42. The hours of operation of the ground floor commercial unit shall not exceed 0800 - 2200 hours daily, unless otherwise agreed in writing by the Planning Authority.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

43. No acoustic/amplified music shall be played on the external terraces.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

44. All external doors and / or gates shall open inwards or be recessed at the adopted footway as directed by the Roads (Scotland) Act 1984, Section 67.

Reason: In the interests of pedestrian safety.

Reason: In the interests of traffic safety at the locus.

45. Door and access threshold levels shall be compatible with existing footway levels and footway gradients and crossfalls shall remain unaltered.

Reason: In the interests of pedestrian safety.

Reason: In the interest of the safety of the users of the premises.

46. Cycle parking within the site shall comply with SG11 requirements and shall be safe, sheltered and secure.

Reason: To ensure that cycle parking is available for the occupiers/users of the development.

47. Existing street furniture (including signs, lighting columns, electrical control boxes etc) shall be maintained / relocated to suit the new development as appropriate and to the approval of Neighbourhoods Regeneration and Sustainability.

Reason: In the interests of pedestrian and vehicular safety.

48. Any redundant footway crossings shall be removed, and the footway(s) reinstated to match the dimensions of the existing footway(s) as soon as the access(es) serving the development is/are available for use by the occupiers of the development.

Reason: In the interests of pedestrian safety.

49. Acoustic/amplified music from the premises shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

Reason: To protect local residents from exposure to noise and disturbance at unsocial hours.

50. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

51. External security shutters shall not be permitted in the development hereby approved.

Reason: To safeguard the character of the surrounding conservation area.

52. Clear glass shall be used for all windows on the ground floor of the development which shall be kept free of advertisements, fixed furniture or large pieces of equipment such as refrigeration units or shelving. Where 'modesty' screening or obscure glass is required, the details of such proposals shall be submitted to and approved in writing by the Planning Authority prior to installation and thereafter shall be installed in the approved manner.

Reason: To safeguard the character of the surrounding conservation area.

#### **Reason(s) for Granting this Application**

01. The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

#### **Advisory Notes to Applicant**

01. Construction and/or demolition work associated with this development should conform to the recommendations/standards laid down in BS5228 Part 1: 1997 "Noise and Vibration Control on Construction and Open Sites". Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974 should be employed at all times to ensure noise levels are kept to a minimum.
02. In order to protect local residents' amenity, noise associated with construction and demolition works in residential areas should not occur before 0800 or after 1900 Monday to Friday, and not before 0800 or after 1300 on Saturdays. Noise from construction or demolition works should

be inaudible at the site's perimeter on Sundays and public holidays. The planning authority should be notified of necessary works likely to create noise outwith these hours.

03. Before the lighting system is installed, the applicant should submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the proposed system will satisfy the requirements of the light pollution condition.
04. Before the use commences, the applicant should, following the testing of the installed lighting system, submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the system complies with its design specification.
05. Any advertisement, other than that deemed within the terms of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, to be the subject of an application for express consent.
06. The applicant is advised that a S56 order is required for any works encroaching on the footway.
07. The applicant should consult with Environmental Health concerning this proposal in respect of legislation administered by that Service which is likely to affect this development.
08. Prior to implementation of this permission, the applicant should contact the Transport Planning Team at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.
09. The Glasgow City Council "Avenues" Team should be consulted regarding the approved works.
10. It should be noted that presently or in the near future servicing of the proposed development could be subject to traffic regulations and possible changes to existing waiting and loading restrictions.
11. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99 (1) of the Roads (Scotland) Act 1984.
12. Commercial waste from the premises requires to be disposed of in accordance with the Duty of Care requirement under section 34 of the Environmental Protection Act 1990. Waste transfer notes require to be obtained for the disposal of such waste and retained for a period of two years.
13. The applicant shall submit confirmation of Technical Approval from Scottish water to confirm that a surface water connection to their system has been granted.
14. All servicing will be subject to the existing waiting and loading restrictions and to any future amendments.

for Executive Director of Neighbourhoods, Regeneration and Sustainability

DC/ JHO/26/07/2024

## **BACKGROUND PAPERS**

**PLEASE NOTE THE FOLLOWING:**

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